



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 30, 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 January 16, 2020 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 30, 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

02/18/20 PC

1. **UC-20-0008-DIAMOND CREEK HOLDINGS LLC, SERIES 17:**
USE PERMITS for the following: **1)** vehicle paint/body shop; **2)** reduce vehicle paint/body shop separation to a residential use; and **3)** reduce vehicle repair separation to a residential use.
DESIGN REVIEW for a vehicle paint/body shop with vehicle repair and vehicle sales on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/lm/jd (For possible action) **02/18/20 PC**

02/19/20 BCC

2. **UC-19-0992-GONZALEZ, ISRAEL:**
USE PERMITS for the following: **1)** tire sales and installation; **2)** setback to residential use; and **3)** screening for roll-up doors.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; and **3)** modified driveway design standards.
DESIGN REVIEW for a tire sales and installation with associated structure on 0.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, approximately 750 feet west of Sloan Lane within Sunrise Manor. TS/bb/jd (For possible action) **02/19/20 BCC**
3. **ZC-19-0995-AVENDANO'S PROPERTY DEVELOPMENT, INC:**
ZONE CHANGE to reclassify 1.8 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single family residential development on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Welter Avenue and on the east side of Walnut Road within Sunrise Manor (description on file). TS/al/jd (For possible action) **02/19/20 BCC**
4. **ZC-20-0001-LINCOLN CECILE, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-75, AE-80 & APZ-2) Zone to M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a distribution center. Generally located on the east side of Lincoln Road, 960 feet south of Cheyenne Avenue within Sunrise Manor (description on file). LW/al/ja (For possible action) **02/19/20 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

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YOLANDA KING, County Manager

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: February 13, 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>

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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

January 16, 2020

MINUTES

Board Members:	Max Carter – Chair – Present Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Al Laird Planning Commission- Vivian Kilarski
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Kelly Benavidez	

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment: Ms. Castro assured Mr. Seip that his attachment from the prior meeting was included & online.
- III. Approval of January 2, 2020 Minutes
Moved by: Mr. Thomas
Action: Approved
Vote: 5-0 Unanimous
- IV. Approval of Agenda for January 16, 2020
Moved by: Ms. Castro
Action: Approved
Vote: 5-0/Unanimous
- V. Informational Items: Ms. Benavidez reminded the board members that the annual training will be February 8 8am-12pm at the water district.
Mr. Smith, Suzan Reed & Alex Nunez gave a brief presentation about the upcoming 2020 Census & why it is important. Immigration status is not part of the census.

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

VI. Planning & Zoning
01/21/20 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)01/21/20 PC

Moved by: Mr. Carter

Action: Denied per staff recommendations

Vote: 5-0/Unanimous

01/22/20 BCC

2. UC-19-0912-VAZQUEZ, TRACI:

USE PERMIT to increase the number of agricultural-livestock, large (horse).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setback for agricultural accessory structure; 2) increase the number of driveways to 2 in conjunction with a single family residence on approximately 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Mabel Road and the east side of Madge Lane within Sunrise Manor. TS/nr/jd (For possible action)01/22/20 BCC

Moved by: Mr. Thomas

Action: Approved

Vote: 5-0/Unanimous

02/05/20 BCC

3. UC-19-0964-LAND CARL W. TRUST:

USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a convenience store to a residential use; and 4) reduce the separation from a gasoline station to a residential use.

DESIGN REVIEW for a convenience store, gasoline station and restaurant on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the northeast corner of Lake Mead Boulevard and Walnut Road within Sunrise Manor. LW/sd/jd (For possible action)02/05/20 BCC

Moved by: Ms. Malone

Action: Denied

Vote: 3-2

4. UC-19-0988-NEW ANTIOCH CHRISTIAN FELLOWSHIP:

USE PERMIT for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS for increased building height.

DESIGN REVIEW for a place of worship on a portion of 6.3 acres in an R-E (Rural Estates Residential) Zone. Generally located 150 feet south of Owens Avenue, on the east side of Radwick Drive within Sunrise Manor. TS/jvm/jd (For possible action)02/05/20 BCC

Moved by: Mr. Carter

Action: Denied

Vote: 4-1

5. **ZC-19-0842-VILLA FABIAN:**
ZONE CHANGE to reclassify 1.6 acres from R-E (Rural Estates Residential) (AE-80 & APZ-1) Zone to M-D (Designed Manufacturing) (AE-80 & APZ-1) Zone for a vehicle repair facility.
USE PERMIT for a vehicle repair facility in an APZ-1 Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalk; **2)** reduced landscaping; **3)** reduced parking; **4)** reduced setbacks; and **5)** allow alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** auto repair facility with ancillary light manufacturing; and **2)** alternative parking lot landscaping on 2.4 acres in an M-D (Design Manufacturing) (AE-80 & APZ-1) Zone. Generally located on the south side of Cheyenne Avenue, approximately 437 feet west of Nellis Boulevard within Sunrise Manor (description on file). MK/nr/ja (For possible action)02/05/20BCC
Moved by: Mr. Thomas
Action: Approved with If approved conditions & security cameras
Vote: 5-0/Unanimous
6. **ZC-19-0987-3497 BOULDER HIGHWAY, LLC:**
ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
USE PERMIT for vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an unscreened service bay door to face the street; **2)** reduce landscaping; **3)** eliminate sidewalk around the base of a building; **4)** eliminate cross access; **5)** reduce parking; and **6)** modified commercial driveway geometrics.
DESIGN REVIEW for vehicle sales and repair facility. Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor (description on file). TS/jt/jd (For possible action)02/05/20 BCC
Moved by: Ms. Malone
Action: Approved per staff recommendations
Vote: 5-0/Unanimous
- VII. General Business: To Review & Approve the 2020 Sunrise Manor Meeting Calendar.
Moved by: Ms. Malone
Action: Approved
Vote: 5-0/Unanimous
- VIII. Public Comment: Mr. Seip commented that the SIRE should be available to the board members. Mr. Barbeau wanted to give "Kudos" to public works. He emailed that there were several street lights out and he received a response the same day.
- IX. Next Meeting Date: The next regular meeting will be January 30, 2020
- X. Adjournment
The meeting was adjourned at 8:09 p.m.

02/18/20 PC AGENDA SHEET

PAINT & BODY SHOP/
VEHICLE REPAIR/VEHICLE SALES
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0008-DIAMOND CREEK HOLDINGS LLC, SERIES 17:

USE PERMITS for the following: 1) vehicle paint/body shop; 2) reduce vehicle paint/body shop separation to a residential use; and 3) reduce vehicle repair separation to a residential use.
DESIGN REVIEW for a vehicle paint/body shop with vehicle repair and vehicle sales on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/lm/jd (For possible action)

RELATED INFORMATION:

APN:

140-08-511-001

USE PERMITS:

1. Allow vehicle paint and body shop as a primary use (not accessory to vehicle sales) per Table 30.44-1.
2. Reduce the separation to 90 feet for a vehicle paint/body shop to a residential use where 200 feet is required per Table 30.44-1 (a 55% reduction).
3. Reduce the separation to 58 feet for a vehicle repair to a residential use where 200 feet is required per Table 30.44-1 (a 71% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3970 Las Vegas Boulevard N.
- Site Acreage: 2.1 acres
- Project Type: Vehicle paint/body shop with vehicle repair and vehicle sales
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 5,232 (lease)/18,240 (office/warehouse complex)
- Parking Required/Provided: 55/89

Site Plan

The plan depicts an existing office/warehouse (industrial) complex that consists of 2 buildings, each with several suites. Access to the site is from Las Vegas Boulevard North via 2 driveways. The proposed vehicle paint/body repair shop is located in the northerly portion in the southerly building. Parking is located on the east and west sides of the buildings and along the east and west property lines.

Landscaping

Landscaping exists along the property lines of the industrial park with several landscape fingers within the parking areas and along the perimeter of the property.

Elevations

Both of the existing buildings consist of concrete tilt-up construction with an overall height of 26 feet and painted panels. There are pedestrian and roll-up vehicle doors on the west and east elevations of the building.

Floor Plans

The 5,232 square foot lease area includes an office and customer waiting area on the east side of the suite and open warehouse for the rest of the space. There is a 300 square foot storage area located on the mezzanine level above the office area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they chose this location because of its proximity to the community they serve. They have been in business since 2011 at another location in the City of Las Vegas and would like to expand their business into a larger lease space. The applicant also indicates that they have been a good neighbor at their prior location keeping the business clean and keeping all vehicle work indoors. Vehicle sales will include no more than 5 vehicles at any time and will be incidental to the primary business of paint/body repair shop.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0080-06 (ET-0099-10)	First extension of time for a place of worship with reduction in parking	Withdrawn	August 2010
UC-1399-07 (ET-0098-10)	First extension of time for a major training facility – expired	Approved by PC	August 2010
UC-1399-07	Major training facility (air conditioning/HVAC) with reduction in parking – expired	Approved by PC	January 2008
UC-0080-06	Place of worship with reduction in parking – expired	Approved by PC	February 2006
UC-0456-02 (ET-0115-05)	First extension of time for a place of worship – expired	Approved by PC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1683-02	Major training facility (air conditioning/HVAC) - expired	Approved by PC	January 2003
UC-0456-02	Place of worship - expired	Approved by PC	May 2002
ZC-1118-98	Reclassified 2.1 acres to MD zoning	Approved by BCC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Tavern
South & East	Business and Design/Research Park	R-T	Trailer park
West	Business and Design/Research Park	H-2	Trailer park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & Design Review

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 applicant indicates that their primary business is vehicle repair and paint/body shop with accessory vehicle sales. The vehicle repair and paint/body shop use is buffered from the residential use by the south portion of the building (remaining suites within the southerly building), the west landscaping with property line wall, and a 70 foot wide drainage easement along with the east side property line wall. Staff can support the request with additional landscaping along the east property line to match the previously approved landscape plans.

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

- Re-establish landscaping along the east property line per plans;
- 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: JUAN HERRERA

CONTACT: JUAN HERRERA, 4 BROTHERS AUTO BODY & REPAIR, 1163 DEVON LAKE STREET, 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>1/3/2020</u> PLANNER ASSIGNED: <u>LUN</u> ACCEPTED BY: <u>LUN</u> FEE: <u>\$675</u> CHECK #: <u>Debit</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>UC 20-0008</u> TAB/CAC: <u>SUNRISE MANDR</u> TAB/CAC MTG DATE: <u>1/30/20</u> TIME: <u>10:30</u> PC MEETING DATE: <u>2/18/2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>MD (AE-70)</u> PLANNED LAND USE: <u>RM-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>DIAMOND CREEK HOLDINGS LLC SERIES 17</u> ADDRESS: <u>2764 LAKE SAHARA DRIVE, SUITE 115</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-795-8100</u> CELL: <u>951-718-8389</u> E-MAIL: <u>DAWNZ@THECREEKCOMPANIES.COM</u>	
	APPLICANT	NAME: <u>4 Brothers Auto Body & Repair LLC</u> ADDRESS: <u>1163 DAVON LAKE STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-591-5284</u> CELL: _____ E-MAIL: <u>HERRERA_2473@YAHOO.COM</u> REF CONTACT ID #: <u>198007</u>	
	CORRESPONDENT	NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-08-511-001

PROPERTY ADDRESS and/or CROSS STREETS: 3970 N LAS VEGAS BLVD, SUITE B7/B8

PROJECT DESCRIPTION: LAS VEGAS INDUSTRIAL PARK

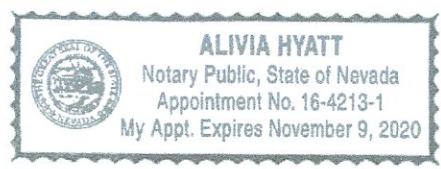
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

CLEMENT ZIROTI, JR.
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/16/19 (DATE)
 By Clement Ziroti Jr.
 NOTARY PUBLIC: Alivia Hyatt



*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.

RE: Special Use Permit for 3970 N. Las Vegas Blvd., Las Vegas, NV

To Whom It May Concern:

We would truly appreciate your consideration for granting our application for a Special Use permit for 3970 N. Las Vegas Blvd. This request is required as the code requires a 200' buffer between our use and a residential area. Our location is approx. 90.10 from the nearest residential dwelling (mobile home).

We chose this property because of its privacy and proximity to the community we serve. This property is enclosed with a large 6' block wall around its perimeter. In addition to the privacy created by the wall, there are densely placed mature large bushy trees surrounding the property which isolate the property from the surrounding area. We are moving business addresses from, 11 N. 30th St., to this location. We are highly considerate of our neighbors and their entitlement to peace and quiet in their homes, so all our work will be done indoors. Our operation is not noisy and will be clean. We have always kept good working relationships with all our neighbors and have serviced many in the past. Since 2011, myself and my 3 sons have operated in this part of the city. We are a small family operated business highly focused on serving our community. Unlike many larger companies, we have close personal relationships with the people of the community. For example, it is not uncommon for us to accept affordable payment installments from our customers without the means to pay for our work. We are eager to begin operating which is why we need a Special Use (UC) permit for paint/body as primary use in conjunction with vehicle sales. We will also need a UC to reduce separation for a paint/body shop to approx. 90.10 where 200' is required with accessory vehicle sales. Lastly, we will need a UC to reduce separation for a repair shop in conjunction with a paint/body shop to approx. 90.10 where 200' is required with accessory vehicle sales.

UC¹
2
3

Thank you for considering our application,

Juan Herrera, Nelson Herrera, and H & H Auto Body & Repair

PLANNER
COPY

02/19/20 BCC AGENDA SHEET

TIRE SALES AND INSTALLATION
(TITLE 30)

LAKE MEAD BLVD/SLOAN LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0992-GONZALEZ, ISRAEL:

USE PERMITS for the following: 1) tire sales and installation; 2) setback to residential use; and 3) screening for roll-up doors.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; and 3) modified driveway design standards.

DESIGN REVIEW for a tire sales and installation with associated structure on 0.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Lake Mead Boulevard, approximately 750 feet west of Sloan Lane within Sunrise Manor. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-21-703-006

USE PERMITS:

1. Tire sales and installation.
2. Reduce setback from a tire sales and installation business to a residential use to 15 feet where 200 feet is required per Table 30.44-1. (a reduction of 93%)
3. Allow roll up doors to face the public right-of-way (Lake Mead Boulevard) without a buffer or landscape screening per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping per Figure 30.64-14.
2. Reduce setback from a trash enclosure to residential development to 6 feet where 50 feet is required per Section 30.56.120 (a reduction of 88%).
3.
 - a. Reduce the ingress radii to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a reduction of 68%).
 - b. Reduce the driveway throat depth to 19 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a reduction of 40%).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5765 Lake Mead Boulevard
- Site Acreage: 0.2
- Project Type: Tire sales and installation
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,500
- Parking Required/Provided: 9/9

Site Plan

The site plan depicts a 1,500 square foot building for use as a tire sales and installation facility on 0.2 acres in the C-2 (General Commercial) Zone. The 14 foot high building is located on the southern half of the property, 15 feet from the south and west property lines. The trash enclosure is shown 35 feet from Lake Mead Boulevard on the west side of the property. The 9 parking spaces are shown between the street and building with a 19 foot throat depth from the Lake Mead Boulevard driveway. The bike rack is shown at the northeast corner of the building on the property line.

Landscaping

The plan shows a 6 foot wide landscape strip with large trees every 20 feet on center along the west property line adjacent to the multiple family residential use. No landscaping is proposed between the parking spaces and east property line. A 10 foot wide intense landscaping strip is proposed along the southern property line adjacent to the existing multiple family residential use. A 25 foot by 20 foot landscape area is shown at the northeast corner of the property with an existing 5 foot attached sidewalk along Lake Mead Boulevard. Both ends of the parking area located on the east property line should be landscaped where the applicant only has landscaping included adjacent to Lake Mead Boulevard.

Elevations

The elevations depict a 14 foot stucco building with a flat roof, north facing bay doors, and glass storefront entrance. Both roll-up doors face Lake Mead Boulevard with no screening between the doors and the right-of-way.

Floor Plans

The floor plan depicts 435 square feet of office, reception and restroom area on the east side of the building. The remaining 1,065 square foot area is dedicated to tire sales and installation services.

Signage

Signage is not a part of this request.

Applicant's Justification

The tire sales and installation is limited to a single tire changing machine that will serve both bays. The proposed business will be run by family members with proposed hours of operation from Monday to Friday between 8:00 a.m. and 6:00 p.m., and Saturday between 10:00 a.m. and 4:00 p.m. The store will be closed on Sunday. The tire changing machine will generally not exceed 75 decibels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/acre)	C-2	Multiple family apartments
South	Residential High (8 to 18 du/acre)	R-3	Multiple family apartments
East	Commercial General	C-2	Commercial retail
West	Residential Urban Center (18 to 32 du/acre)	R-4	Multiple family apartments

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.

Use Permits #1 and #2

This property is constrained by the close proximity of existing residential uses on the south and west sides. The current design is maximized for the proposed use when considering bay doors are not encouraged to face residential uses and available parking. The site plan provides the most reasonable amount of landscaping and buffering available when considering access constraints and parking. The small scale of the operation and limited hours of operation will limit the potential for negative impacts to the surrounding residential property.

Use Permit #3

The proposed roll-up doors for tire sales and installation face Lake Mead Boulevard, not the adjacent residential uses, limiting the potential negative impacts of open doors facing residential uses. The noise generated by Lake Mead Boulevard during the proposed hours of operation are comparable to the applicant's estimate of noise generated by indoor equipment. The proposed orientation of the bay doors is as near ideal as possible on this small lot. Parking requirements will not allow alternate orientations of the building without creating a worse situation for adjacent residential.

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. With the exception of the potential addition of some landscaping associated with waiver #3, the proposed waivers will not materially impact the public safety or health of the immediate neighborhood or public welfare.

Waiver of Development Standards #1

Staff can support the 6 parking spaces located along the east property line without the required landscape finger. This is acceptable when considering this side of the property is adjacent to an existing commercial use with little impact to the public or adjacent residential. The main entrance and bike racks for the building are located in this area, limiting the space available for additional landscaping.

Waiver of Development Standards #2

Staff can support the location of the trash enclosure 6 feet from residential development where 50 feet is required per Section 30.56.120. The adjacent residential use has a trash enclosure located on the other side of the property line from this location, making it compatible with a similar facility and limiting the impact to residential uses located closer to the south property line.

Design Review

The proposed building location is consistent with the available access and available space for parking and as such is compatible with the surrounding development. The proposed development is as consistent with applicable land use regulations as possible, considering site constraints and existing development patterns. The small building size and resulting limited parking requirement, create a use that is smaller in scale than many commercial developments on Lake Mead Boulevard. Building materials meet the minimum standard for design and is compatible with the surrounding area trends. The applicant chose to provide adequate parking in exchange for other site plan waivers. If added, additional landscape trees along the west property line will make-up for the lost landscaping on the east side of the property and create a better buffer from the residential use.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the modified driveway design standards along Lake Mead Boulevard since, the site will allow for a commercial driveway to comply or be more compliant with Uniform Standard Drawing 222.1.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Plant large trees every 10 feet along western property line;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- 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;
- Nevada Department of Transportation approval.

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: ISRAEL GONZALEZ

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



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 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 checked="" 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>12-26-2019</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$1,825</u> CHECK #: COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>(Y)N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	NAME: <u>ISRAEL GONZALEZ</u> ADDRESS: <u>1211 LOS MEADOWS DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-400-2295</u> E-MAIL: <u>ISRAELGGTT@YAHOO.COM</u>
	APPLICANT	NAME: <u>ISRAEL GONZALEZ</u> ADDRESS: <u>1211 LOS MEADOWS DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-400-2295</u> E-MAIL: <u>ISRAELGGTT@YAHOO.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): 140-21-703-006

PROPERTY ADDRESS and/or CROSS STREETS: 5765 E. LAKE MEAD BLVD. LAS VEGAS, NV 89156

PROJECT DESCRIPTION: TIRE SHOP INSIDE OF A METAL BUILDING (40 x 60)

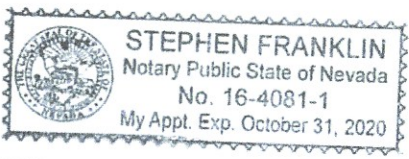
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Israel Gonzalez
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 19, 2019 (DATE)
 By Israel Gonzalez
 NOTARY PUBLIC: Stephen Franklin



*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.

PLANNER
COPY

UC-19-0992

ISRAEL GONZALEZ

1211 LOS MEADOWS DR. LAS VEGAS, NV, 89110

702-400-2295 israelggtt@yahoo.com

JUSTIFICATION LETTER

TO CLARK COUNTY PLANNING COMMISSION

Dear Planning Commission, we present to you this Project, of a Small Tire Shop, that has been in our mind for a few years and finally we have the opportunity to realize if you approved it. This project will be located at 5765 E. Lake Mead Blvd. In a C-2 Zone, this property is surrounded by Business and apartment complex and even that the Land is small, we will be able to accommodate a 1,500 s.f. building, that will be according with the adjacent buildings and in complete harmony with the same finishes and colors that already exist in the Area.

It is our intention to comply with all the codes and regulation that Comprehensive Planning and Public Works kindly ask for, however we must ask you for the following:

Use Permit (UC) for the Tire Shop in a C2 Zone

Waivers:

- 1- Throat Depth, we propose a 15' throat Depth where 25' are required
- 2- Trash Enclosure setback, we propose 6' from the west side wall.
- 3- Intense Landscaping at West side, we propose to provide standard Landscaping with Tress 20' apart, 6' Height CMU Wall Exist
- 4- Bay Doors (2- 10'x 10' Roll up Doors) without Screening
- 5- 30' separation, where 200' separation is required, we will provide and intensive Landscaping along the South side and with the 6' Existing CMU Wall and a 2' of level difference between the buildings at south side.

Design Review (DR) New Stucco Building and Roof to be according to ... surrounding Buildings.


As we mention before this Business will be a Small Tire Shop, with only One Machine and will be operating only by Family Members, and our Hours of Operation will be Monday thru Friday from 8: 00 A.M. to 6:00 P. M, Saturday from 10:00 A.M. to 4:00 P. M. and Sunday will be Closed, It is important to mention that this kind of equipment that we will be using, do not exceed 75

UC-19-0992
PLANNER
COPY

decibels, that's mean it is a very quiet machine so Neighbors won't be disturbed at any time, also at our East side the adjacent property is a commercial building, West side apartment Complex and South side is also an apartment Complex, We believe this Tire Shop will be a Positive Impact on the Area, The Building will Match all the Finishes Around and will look nice and clean, with beautiful Landscaping and well illuminated parking lot, with regular maintenance.

We like to thank you for the time and dedication to this matter

Sincerely:


Israel Gonzalez
Property Owner

02/19/20 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

WELTER AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0995-AVENDANO'S PROPERTY DEVELOPMENT, INC:

ZONE CHANGE to reclassify 1.8 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEW for a single family residential development on 2.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north and south sides of Welter Avenue and on the east side of Walnut Road within Sunrise Manor (description on file). TS/al/jd (For possible action)

RELATED INFORMATION:

APN:

161-06-816-027; 161-06-816-029; 161-06-816-035; 161-06-816-057 through 161-06-816-079;
161-06-816-093; 161-06-816-096 through 161-06-816-097

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the street intersection off-set to 28 feet where a minimum of 125 feet is required per Section 30.52.052 (a 77.6% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8 zone change/2.9 residential development
- Number of Lots: 23
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,870/4,749
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 1,993

Site Plan

The site is located on the north and south sides of Welter Avenue between Walnut Road and Gateway Avenue and consists of parcels within an existing residential subdivision. The parcels on the north side of Welter Avenue are currently zoned R-1 and the parcels on the south side are zoned R-2. The request is to reclassify the parcels on the north side of Welter Avenue to an R-2 zone and re-subdivide the site from 36 lots into a 23 lot residential development. All of the proposed lots will take access from Welter Avenue with 16 lots on the north side of the street and 7 lots on the south side. The existing dedicated right-of-way for Welter Avenue will be developed as a 50 foot wide public street with a 5 foot wide sidewalk on each side of the street. The alignments for Welter Avenue on the east and west sides of Walnut Road do not match; therefore, a waiver of development standards is necessary to allow the existing street off-set to remain.

Landscaping

Typical front yard landscaping will be provided by the future home owners. No additional landscaping is proposed or required with this application.

Elevations

The plans depict 2 elevations for the proposed homes within the development. Both of the homes are 2 stories with a maximum height of 23 feet. The first model has a pitched roof with concrete tile roofing material and the second has a flat roof behind parapet walls. Both home models have a stucco finish painted in earth tone colors.

Floor Plans

The applicant submitted 1 floor plan for the proposed development. The plan depicts a 1,993 square foot single family residence with a 2 car garage and 3 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is in conformance to the Sunrise Manor Land Use Plan and the proposed project is consistent and compatible with existing and planned land uses in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0168-06	Reclassified the portion of this site south of Welter Avenue to R-2 zoning for a single family residential development	Approved by BCC	April 2006

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residence

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The existing residential development to the north of this site consists of 9 single family residences on lots that are between 5,227 square feet to 7,940 square feet in area. The plans show that the portion of this site being reclassified to an R-2 zone will consist of 16 lots that are between 3,870 square feet to 4,749 square feet in area. Approval of this request would be an increase in density compared to the existing residential development to the north. However, the request to reclassify the northern portion of this site to an R-2 zone is in conformance with the Sunrise Manor Land Use Plan. To the east of Lamb Boulevard is an area in an R-1 RNP III Overlay District, which was established to preserve larger lots in an R-1 zone. This site and the surrounding area were not included within the RNP III Overlay to allow the ability to reclassify sites to an R-2 zone with increased density. The approval of this request will allow for the development of the majority of this block, including the installation of the off-site improvements for the street. This will improve the community, increase the tax base, and provide additional housing for the community. Staff finds that the proposed single family residential development is consistent and compatible with the existing residential developments abutting the site; therefore, staff supports the 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.

Design Review

The architectural design of the proposed homes is compatible with the existing single family residences in this area. The proposed homes and subdivision layout comply with Code requirements and will enhance the community. Therefore, staff supports the design review.

Public Works - Development Review

Waiver of Development Standards

Staff can support the reduced street intersection off-set since the street network was established prior to the adjacent subdivision.

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

- 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 and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include all the associated spandrels for Welter Avenue and Walnut Road, and Welter Avenue and Gateway Avenue.

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 #0514-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AVENDANO'S PROPERTY DEVELOPMENT, INC
CONTACT: CODY MOUNTEER, 10001 PARK RUN DRIVE, LAS VEGAS, NV 89145



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) WS
- 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: 12-27-19 APP. NUMBER: ZC-19-0995
 PLANNER ASSIGNED: AI TAB/CAC: Suzanne Mann
 ACCEPTED BY: AI TAB/CAC MTG DATE: 130 TIME: 630P
 FEE: -2000 PC MEETING DATE: _____
 CHECK #: 1098/1099/1090 BCC MEETING DATE: 214 9AM
 COMMISSIONER: JS ZONE / AE / RNP: R1/R2 MDR
 OVERLAY(S)? NA PLANNED LAND USE: RS
 PUBLIC HEARING? N NOTIFICATION RADIUS: 1000 SIGN? N
 TRAILS? N PFNA? N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: AVENDANO'S PROPERTY DEVELOPMENT, INC
 ADDRESS: 4660 S. Eastern Ave., Ste. 105
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: 702-683-6559 CELL: 702-683-6559
 E-MAIL: AVENDANO71@HOTMAIL.COM

APPLICANT

NAME: AVENDANO'S PROPERTY DEVELOPMENT, INC
 ADDRESS: 4660 S. Eastern Ave., Ste. 105
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: 702-683-6559 CELL: 702-683-6559
 E-MAIL: avendano71@hotmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Cody Munteer, Esq.
 ADDRESS: 10001 Park Run Dr.
 CITY: Las Vegas STATE: NV ZIP: 89145
 TELEPHONE: 702-207-6089 CELL: 801-698-5318
 E-MAIL: cmunteer@maclaw.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-06-816-027, 161-06-816-029, 161-06-816-057 thru 161-06-816-079
 PROPERTY ADDRESS and/or CROSS STREETS: and 161-06-816-093, 161-06-816-096, 161-06-816-097 and
 PROJECT DESCRIPTION: 161-06-816-035 - Single Family Residential Development

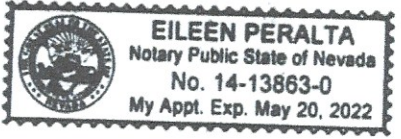
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Raul Avendano Property Owner (Signature)*
Raul Avendano Property Owner (Print)

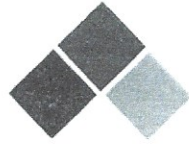
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 3, 2019 (DATE)

By Raul Avendano
 NOTARY PUBLIC: Eileen Peralta



*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.



20-19-0995

MARQUIS AURBACH COFFING

DIRECT LINE: (702) 207-6089
DIRECT FAX: (702) 856-8915
EMAIL: CMOUNTER@MACLAW.COM

December 26, 2019

Sent via Hand Delivery

ALBERT G. MARQUIS
PHILLIP S. AURBACH
AVECE M. HIGBEE
TERRY A. COFFING
SCOTT A. MARQUIS
JACK CHEN MIN JUAN
CRAIG R. ANDERSON
TERRY A. MOORE
GERALDINE TOMICH
NICHOLAS D. CROSBY
MICAH S. ECHOLS
TYE S. HANSEEN
LIANE K. WAKAYAMA
DAVID G. ALLEMAN
CODY S. MOUNTEER
CHAD F. CLEMENT
CHRISTIAN T. BALDUCCI

JARED M. MOSER
MICHAEL D. MAUPIN
PATRICK C. McDONNELL
KATHLEEN A. WILDE
JACKIE V. NICHOLS
RACHEL S. TYGRET
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JOHN M. SACCO
LANCE C. EARL
WILLIAM P. WRIGHT
TROY R. DICKERSON
BRIAN R. HARDY
OF COUNSEL

Al Laird, Principal Planner
Department of Comprehensive Planning
500 Grand Central Pkwy, Box 551744
Las Vegas, NV 89155-1744

RE: Revised Project Description and Compelling Justification Letter for
Avendano's Property Development, Inc. in Support of Conforming Zone
Change, Design Review, and Waivers of Standards - APN# 161-06-816-
027, 161-06-816-029, 161-06-816-057 through and including 161-06-816-
079; and 161-06-816-093, 161-06-816-096, 161-06-816-097 and 161-
06-816-035.
Our File No. 14992-1

Dear Mr. Laird:

Thank you for assisting us with the application for Avendano's Property Development, Inc. ("Avendano"). On behalf of Avendano we submit for your review the following Revised Project Description and Justification Letter in support of the subject applications for the proposed single unit residential housing development.

This project includes a request for a conforming zone change from existing R-1 (Medium Density Residential) to R-2 (Medium Density Residential) for parcels numbers 161-06-816-027 through and including 161-06-816-029. Said parcels are located on the North side of Welter Avenue. This project also includes parcel numbers 161-06-816-093 through and including 161-06-816-035 which are already zoned R-2 and are located on the South side of Welter Avenue.

The subject site is generally located at the northeast and southeast corner (existing R-2) of Walnut Road along Welter Avenue within the Vista Del Monte tract. The parcels are bounded on the northeast by R-1 zoned parcels and to the west by an existing R-2 zoned residential subdivision.

The project site will consist of a total of twenty-three (23) single-family residential lots encompassing the entire 2.91-acre site. The proposed zoning changes for the 16 lots (currently zoned R-1) site is at 2.91 gross acres (2.12 net acres) for a density of seven and nine-tenths (7.9) units per acre. Said density is below the maximum density of 8.0 units per acre allowed within a standard R-2 development Clark County, Nevada. Lots within the project site range in size from

3870 square feet to 4749 square feet, with an average lot size of 3970 square feet. The proposed setbacks comply with Clark County Title 30 R-2 zoning. The setbacks are as follows:

- Front Setback (garage to street): 20 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The proposed two-story homes consist of total living area of 1557 sq/ft, with a garage of 419 sq/ft, and front entry of 17 sq/ft, for a total under roof size of 1993 sq/ft. The maximum height of the structures will be 23' 10", which does not exceed the maximum height stipulated in *Title 30 Table 30.56-4* for R-2 zoning. Future buyers will be offered a two story floor plan with three (3) different elevation options that offer varying roof lines and architectural elements. The elevations and floor plans will alternate and be flipped on adjoining lots to give further aesthetics to the neighborhood. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Development trends within this portion of the Sunrise Manor Township have changed over the past few years, with an emphasis toward higher density single-family residential and commercial developments. Existing R-2 single-family developments have increased and are prevalent within a quarter (1/4) mile west of the project site and show that development of this type appears to be warranted in this area. Of special note, this project already includes a portion of existing R-2 zoning.

The density and intensity proposed with the conforming zone change will result in a land use of like intensity when compared to adjacent residential development to the west of the project site. Based upon site topography and the developable nature of the site, the request change can be determined to be compatible.

Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. The proposed development will not have a greater impact on schools, fire protection services than that of a typical R-1 zoned development. The new residential development will provide additional funding sources for the needed expansion of Clark County School District Facilities. In addition, wastewater and potable water services for this project should not overburden existing water and wastewater infrastructure within proximity of the site. All other public facilities will not be adversely affected by this conforming zone change.

Also, the applicant is requesting Waiver of Standards which pertains to the alignment of Welter Avenue as part of the current proposed residential subdivision. The centerline of the existing, improved Welter Avenue on the west side of Walnut Road and the centerline of the existing dedicated right-of-way on the east side of Walnut Road within the current project are

December 26, 2019

Page 3

offset by approximately 28 feet, which exceeds the typical maximum allowable. In this case we feel it is justified to allow for a street offset for the following reasons:

1. Welter Avenue to the west is part of a single-family residential subdivision and will not have any traffic other than for the homes within it. It is likely this traffic will exit the development as it does now, which is to head north or south on Walnut.
2. Since there is no outlet for Welter in the existing subdivision, there will be little to no traffic attempting to cross Walnut Road and going west.
3. The centerline offset is small enough that visibility of cars on Welter coming in opposite directions to the intersection with Walnut should not be a problem. There is a stop sign at the existing subdivision exit to Walnut and a stop sign will be installed with the current project at its intersection with Walnut.
4. Forcing an alignment of Welter on the current project would create lots that would be extremely difficult to build on.

This project will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of transitional single-family residential development. The project will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the East portion of the Las Vegas Valley.

We believe the proposed use is in harmony with the purpose, goals, objectives and standards of the plan and title. Therefore, we respectfully request your approval of the aforementioned requests.

As always, we appreciate your professionalism and the attention you provide in these matters. If you have any questions or need additional information, please contact the undersigned or my assistant Suzanne F. Belt-Spurlock at (702) 858-1175.

Sincerely,

MARQUIS AURBACH COFFING



Cody S. Munteer, Esq.

CSM:jpc

MAC: 3830755_1 12/20/2019 10:10 AM

02/19/20 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

LINCOLN RD/CHEYENNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0001-LINCOLN CECILE, LLC:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-75, AE-80 & APZ-2) Zone to M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a distribution center.

Generally located on the east side of Lincoln Road, 960 feet south of Cheyenne Avenue within Sunrise Manor (description on file). LW/al/ja (For possible action)

RELATED INFORMATION:

APN:

140-18-502-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a proposed driveway to 12 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 84% reduction from required).

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 80,181
- Parking Required/Provided: 81/81

Site Plans

The plans depict a distribution center consisting of 1 building located on the central portion of the site. Access to the site is provided by 2 driveways from Lincoln Road located on the northwest and southwest corners of the property. The loading docks are located on the south side of the building. The building is set back 72 feet from the west (front) property line, 130 feet

from the south property line, 36 feet from the north property line, and 75 feet from the east (rear) property line. Parking is located to the east and west of the building.

Landscaping

The plans depict a 13 foot wide landscape area with an attached sidewalk consisting of trees, shrubs and groundcover along Lincoln Road. Additional landscape areas consisting of trees, shrubs and groundcover are located within the parking areas and adjacent to the building.

Elevations

The plans depict a 1 story building with a maximum height of 40 feet. The building has a flat roof behind parapet walls. The building is constructed of concrete tilt-up panels that are painted in earth tone colors. The loading dock is located on the south side of the building and will consist of 25 loading spaces, each with a roll-up door.

Floor Plans

The building is being constructed as a shell with an area of 80,181 square feet, which will include some accessory office space. The interior of the building will be completed by the future tenants to fit their needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed zoning is in conformance to the land use plan, and the proposed use as a distribution center is consistent and compatible with the existing and planned land uses in this area. The reduction in the driveway throat depth will not have an adverse impact on the area since the site is located on a local street in an industrial area with limited traffic.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & M-1	Distribution Center
South	Business and Design/Research Park	M-D	Undeveloped
East	Business and Design/Research Park & Industrial	M-D & R-E	Undeveloped & automobile repair facility
West	Business and Design/Research Park	M-D	Distribution center

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 request to reclassify the site to an M-1 zone is in conformance to the Sunrise Manor Land Use Plan. The site is abutting properties that are zoned M-D and M-1 that have developed as distribution centers. Staff finds that the proposed reclassification to an M-1 zone and the proposed use of the property as a distribution center is consistent and compatible with the existing and planned land uses in this area, as well as with the Nellis Air Force Base Airport Environs and supports the 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.

Design Reviews

The design of the building is consistent and compatible with the architectural style of the existing buildings in this area. The design of the building complies with the requirements of Title 30; therefore, staff supports the design review.

Public Works - Development Review

Waiver of Development Standards

With the 2 proposed driveways, a minimum throat depth of 25 feet is required. Staff has no objection to the reduced throat depth at the northern driveway, where the biggest reduction occurs, since it will be used primarily by passenger vehicles accessing Lincoln Street, a 60 foot wide local street. The reduction in throat depth to 23 feet for the southern driveway is negligible and should have no impact on the street network.

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

- 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;
- Full off-site improvements.
- Applicant is advised that driveway widths are measured from the lip of gutter to the lip of gutter.

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 #0009-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HUNTINGTON INDUSTRIAL PARTNERS

CONTACT: STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <u>10-50</u> <input checked="" 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) <u>475⁰⁰</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <u>675⁰⁰</u> <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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>1-2-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>A</u> FEE: <u>\$2200⁰⁰</u> CHECK #: _____ COMMISSIONER: <u>LW</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? Y / N TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____ APP. NUMBER: <u>20-20-0001</u> TAB/CAC: <u>Science Mgr</u> TAB/CAC MTG DATE: <u>1-30</u> TIME: <u>6:30 P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-19 20</u> ZONE / AE / RNP: <u>RE AE 75/80/2P-2</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS/100' SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Lincoln Cecile, LLC</u> ADDRESS: <u>PO Box 370261</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT	NAME: <u>Huntington Industrial Partners</u> ADDRESS: <u>47702 Valhalla Drive</u> CITY: <u>Boulder</u> STATE: <u>CO</u> ZIP: <u>80301</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>sha@kcnvlaw.com</u>

ASSESSOR'S PARCEL NUMBER(S): 140-18-502-005

PROPERTY ADDRESS and/or CROSS STREETS: Lincoln Road and Cecile Avenue

PROJECT DESCRIPTION: Conforming Zone Change and Design Review

(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.

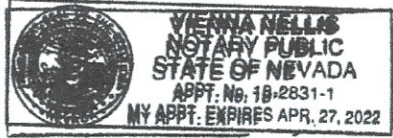
 Property Owner (Signature)*

AVI BARASHI
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/09/2019 (DATE)
 By AVI BARASHI

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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN

sha@kcnvlaw.com
702.792.7000

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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 1, 2020

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. GRAND CENTRAL BOULEVARD
1ST FLOOR
LAS VEGAS, NV 89106

**Re: *Justification Letter – Conforming zone change, design review and
special use permit for a Distribution Center***
APN: 140-18-502-005

To Whom It May Concern:

This firm represents Huntington Industrial Partners (the "Applicant") in the above referenced matter. The proposed project is located east of Lincoln Road and south of E. Cheyenne Avenue on approximately 4.95 acres (the "Property"). The property is more particularly described as Assessor's Parcel Number 140-18-502-005.

The subject parcel is zoned Rural Estates Residential (R-E) and is master planned Industrial (IND). The Applicant is requesting a conforming zone change to Industrial District (M-2). The surrounding parcels are zoned M-D and M-1. The parcel to the east has split zoning of M-D and R-E and the parcel to the northeast is zoned R-E. This request for M-1 zoning is appropriate due to the amount of existing industrial uses in the area.

The Applicant is also requesting a design review for the Distribution Center. The warehouse will consist of 77,397 square feet and the office space will consist of 2,784 square feet for a total of 80,181 square feet for the building footprint. The building will consist of truck dock doors located on the south of the building. Two ingress/egress points will be located on Lincoln Road. The building will be 40' to the top of parapet on the tallest part of the building. The Applicant is providing 81 parking spaces where 81 spaces are required. The Applicant is also requesting a special use permit for a Distribution Center which is required in an M-1 zone. The building meets all of the requirements of a Distribution Center.

The Applicant is requesting a waiver of the required throat depth for both commercial driveways which load onto Lincoln. The required 50' throat depth is not warranted and a reduction to 35' is being requested. It needs to be noted that Lincoln Road terminates at Cheyenne Avenue to the north and is only loaded daily from portions of industrial properties situate between Alto Street to the south and Cheyenne. Therefore, future traffic on the 60' right of way in this area is nominal. More importantly, onsite office space will be at a minimum and onsite traffic counts will also be nominal. Passenger vehicle traffic entering the site from the two driveways will enter stalls which parallel Lincoln. Therefore, a combined stacking distance in excess of 50' will always exist from the right of way to a potential vehicle

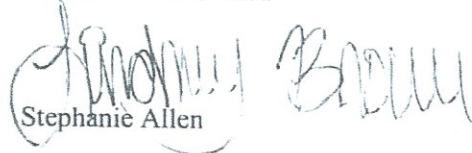
backing out of a stall in the lot. This is more than ample room to ensure that vehicular stacking will never back into the travel lanes on Lincoln. Truck movements will enter off of the south driveway and unrestricted movements to loading docks ensure that trucks will not block the entry. Public safety is not at risk with the allowance of this waiver.

A voluntary neighborhood meeting was held on November 14th at the West Las Vegas Library. William Covington from Commissioner Weekly's office was in attendance. No neighbors attended the meeting.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL


Stephanie Allen