



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 16, 2025

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Harry William, Chair
 Sondra Cosgrove, Vice-Chair
 Kevin Williams, Member
 Earl Barbeau, Member

Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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 (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for December 12, 2024. (For possible action)
- IV. Approval of the Agenda for January 16, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

01/22/25 BCC

- 1. **DR-24-0685-DURRETT, RIANA & OHRENSCHALL, JAMES:**
DESIGN REVIEW for an access gate on 1.92 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on Linden Avenue, 445 feet east of Los Feliz Street within Sunrise Manor. TS/sd/kh (For possible action)**01/22/25 BCC**
- 2. **WS-24-0614-DIS & DAT, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** allow non-decorative fence/wall; **3)** increase fence height; **4)** eliminate the access gate setback; **5)** full off-site improvements; and **6)** allow an attached sidewalk.
DESIGN REVIEW for accessory structures in conjunction with an existing salvage yard on 4.73 acres in an IH (Industrial Heavy) Zone within the Airport Environs (AE-70 & APZ-1) Overlays. Generally located on the west side of Bledsoe Lane, 1,000 feet south of Alto Avenue within Sunrise Manor. MK/tpd/kh (For possible action) **01/22/25 BCC**

02/04/25 PC

- 3. **VS-24-0729-KB HOME LAS VEGAS, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Boulder Highway and I-11 and between Park Street (alignment) and Vegas Valley Drive (alignment) within Sunrise Manor (description on file). TS/tpd/kh (For possible action) **02/04/25 PC**

02/05/25 BCC

- 4. **ZC-24-0705-MATHIS LIVING TRUST & MATHIS, SAMUEL ANDREW & NATALIE M. TRS:**
ZONE CHANGE to reclassify 1.76 acres from an RS20 (Residential Single-Family 20) (APZ-2 & AE-65) Zone to an IL (Industrial Light) (APZ-2 & AE-65) Zone for a future light industrial development. Generally located on the south side of Judson Avenue, 640 feet west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) **02/04/25 BCC**
- 5. **ZC-24-0727-S Z INCOME TRUST & BOHN, MICHAEL F. TRS:**
ZONE CHANGE to reclassify a portion of 9.87 acres from an IP (Industrial Park) Zone and an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor (description on file). MK/gc (For possible action) **02/05/25 BCC**

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

6. **UC-24-0726-SZ INCOME TRUST & BOHN, MICHAEL F. TRS:**
USE PERMITS for the following: **1)** a vehicle paint/body shop; and **2)** outdoor storage and display.
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEWS for the following: **1)** a parking lot (commercial vehicles); and **2)** outdoor storage and display in conjunction with an existing office/warehouse and vehicle maintenance/repair facility on 9.87 acres site in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor. MK/dd/kh (For possible action) **02/05/25 BCC**

7. **ZC-24-0742-JIMENEZ PROPERTIES GROUP, LLC:**
ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor (description on file). WM/mc (For possible action) **02/05/25 BCC**

8. **UC-24-0743-JIMENEZ PROPERTIES GROUP, LLC:**
USE PERMIT to allow a vehicle maintenance and repair facility.
WAIVER OF DEVELOPMENT STANDARDS for alternative buffering and screening.
DESIGN REVIEW for a vehicle maintenance and repair facility on 0.6 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor. WM/jor/kh (For possible action) **02/05/25 BCC**

- VII. General Business: Elect a New Chair and Vice Chair of the Sunrise Manor TAB (for possible action)
Review the Sunrise Manor Bylaws (for discussion only)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: January 30, 2025.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142
<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

December 12, 2024

MINUTES

Board Members:	Harry Williams – Chair –PRESENT Sondra Cosgrove-Vice Chair-PRESENT Earl Barbeau-Member – PRESENT	Stephanie Jordan –PRESENT Paul Thomas-Member-EXCUSED Lorna Phegley- Planning Vivian Kalarski- Comp. Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of the November 14, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for December 12, 2024

Moved by: Mr. Barbeau

Action: Approved Allowing #6 To Present First

Vote: 4-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

12/17/24 PC

1. **DR-24-0592-WAL-MART REAL ESTATE BUSINESS TRUST:**

DESIGN REVIEW for a new gas station with gasoline pumps in conjunction with an existing shopping center on 7.2 acres in a CG (General Commercial) Zone. Generally located on the east side of Lamb Boulevard and the north side of Colorado Avenue within Sunrise Manor. TS/sd/kh (For possible action) 12/17/24 PC

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

2. **VS-24-0597-FREMONT BOULDER CROSSING, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Sahara Avenue located between Fremont Street and Palm Street; and a portion of a right-of-way being Palm Street located between Sahara Avenue and Palm Parkway within Sunrise Manor (description on file). TS/jud/kh (For possible action) 12/17/24 PC

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

3. **DR-24-0596-FREMONT BOULDER CROSSING, LLC:**

DESIGN REVIEW for a restaurant with drive-thru on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action) 12/17/24 PC

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

4. **TM-24-500129-FREMONT BOULDER CROSSING, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action) 12/17/24 PC

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

5. **WS-24-0547-A & J RENTALS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family RS20) Zone. Generally located on the west side of Fogg Street, 360 feet south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action) 12/17/24 PC

Moved by: Ms. Cosgrove

Action: APPROVED with if approved conditions

Vote: 4-0/unanimous

12/18/24 BCC

6. **AR-24-400128 (UC-23-0003)-RED HOOK SNTHS, LLC**

USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/nai/kh (For possible action) 12/18/24 BCC

Moved by: Mr. Barbeau

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

7. **WS-24-0595-SIERRA GROUP HOLDINGS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks for a proposed single-family residential subdivision on 0.46 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Lamb Boulevard and the north side of St. Louis Avenue within Sunrise Manor. TS/rp/kh (For possible action) 12/18/24 BCC

Moved by: Mr. Barbeau

Action: APPROVED WITHOUT if approved conditions

Vote: 4-0/unanimous

8. **ZC-24-0607-3591 BOULDER HIGHWAY, LLC:**

ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings. Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue within Sunrise Manor (description on file). TS/rk (For possible action) 12/18/24 BCC

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

01/08/25 BCC

9. **ZC-24-0660-GREEN OUR PLANET:**

ZONE CHANGE to reclassify 1.53 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor (description on file). MK/bb (For possible action)01/07/25 PC

Moved by: Mr. Barbeau

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

01/08/25 BCC

10. **UC-24-0661-GREEN OUR PLANET:**

USE PERMIT for an outdoor market.

DESIGN REVIEW for a garden and site modifications in conjunction with an existing office building on 1.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor. MK/bb/kh (For possible action)01/07/25 PC

Moved by: Mr. Barbeau

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

01/08/25 BCC

11. **ET-24-400132 (WS-22-0179)-EJIOFOR, CHIMA & VIVIEN:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEW for a multi-family residential development on 0.8 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor.

MK/nai/kh (For possible action)01/08/25 BCC

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

12. **UC-24-0667-COYOTE VALLEY, LLC:**

USE PERMIT for a refuse transfer station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow existing attached sidewalks to remain where detached sidewalks are required; and 2) allow modified driveway design standards.

DESIGN REVIEW for a refuse transfer station with accessory outdoor storage on 8.92 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located on the east side of Marion Drive and the south side of Alto Avenue within Sunrise Manor. MK/md/kh (For possible action)01/08/25 BCC

Moved by: Ms. Cosgrove

Action: APPROVED with if approved conditions

Vote: 4-0/unanimous

13. **WS-24-0632-COUNTY OF CLARK (PK & COMM SERV):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; and 2) waive full off-site improvements.

DESIGN REVIEW for a public facility building in conjunction with an existing park (Sunrise Park) on 6.4 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Judson Avenue and Linn Lane within Sunrise Manor. MK/jud/kh (For possible action)01/08/25 BCC

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

14. **WS-24-0674-OLD DOMINION FREIGHT LINE, INC.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping width; and 2) allow an attached sidewalk.

DESIGN REVIEW for an expansion to an existing freight terminal on 19.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the north side of Cheyenne Avenue, 600 feet west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action)01/08/25 BCC

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

VII. General Business: The board reviewed, edited and approved the 2025 TAB Calendar dates.

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

- VIII. Public Comment: A neighbor had questions about what else he can do regarding the homeless Situation by his business. Ms. Kalarski thanked the board members for their work and mentioned That we should use microphones at the meetings. She also agreed w/ Mr. Barbeau about the Sidewalks. Mr. Rojas was suggesting that the speed limit on Lake Mead Blvd be lowered to 35mph. Mr. Barbeau believes that the J.T. Moran Firearms Facility should be relocated.
- IX. Next Meeting Date: The next regular meeting will be January 16, 2025
- X. Adjournment
The meeting was adjourned at 8:26 pm

01/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0685-DURRETT, RIANA & OHRENSCHALL, JAMES:

DESIGN REVIEW for an access gate on 1.92 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on Linden Avenue, 445 feet east of Los Feliz Street within Sunrise Manor. TS/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-35-501-036; 140-35-601-004

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Project Type: Automated access gate
- Gate Height (feet): 7

History & Site Plans

The plans depict a new automated security access gate for several existing residences on Linden Avenue, east of Los Feliz Street. The proposed location for the access gate crosses Linden Avenue that was previously vacated. That vacation, VS-0349-13, required a design review for any future entry gate. The proposed automated entry gate is located approximately 160 feet west of the Schrieber Street alignment and meets all applicable Code regulations per Section 30.04.03E.

Landscaping

Landscaping is not part of this application.

Elevations

The plans depict an automated entry gate that will be up to 7 feet at the middle pinnacle of the gate and 6 feet high on the other portions of the gate. The automated gate will have 70 percent open wrought iron and a solid base. The gate will utilize solar power. Steel tube gate posts will anchor the gate to concrete footings. The colors will be earthtone and will be powder coated in terra cotta or brown color scheme.

Applicant's Justification

The applicant states the need for this gate is for additional security from trespassers for the residents of the Linden Security Association as they reside at the end of a private street. A traffic study has been conducted and LVVWD approved the installation over their easement.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0349-13	Vacation and abandonment of portions of Linden Avenue	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed design for a private automated entry gate will meet the standards of Section 30.04.03E. The proposed gate will address the needed security and will not jeopardize the health, safety, or welfare of the general public. Therefore, the project is consistent with the standards of approval for a design review and staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 140-35-601-004 ; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- CCWRD has no comment to the request however, if a public sewer line is to be installed in the area, CCWRD will require all necessary rights granted to the CCWRD to operate and maintain our facilities in compliance with DCSWCS.

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

APPLICANT: ARTISTIC IRON WORKS, INC.

CONTACT: ARTISTIC IRON WORKS, INC, 105 W. CHARLESTON BOULEVARD, LAS VEGAS, NV 89102

01/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0614-DIS & DAT, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) allow non-decorative fence/wall; 3) increase fence height; 4) eliminate the access gate setback; 5) full off-site improvements; and 6) allow an attached sidewalk.

DESIGN REVIEW for accessory structures in conjunction with an existing salvage yard on 4.73 acres in an IH (Industrial Heavy) Zone within the Airport Environs (AE-70 & APZ-1) Overlays.

Generally located on the west side of Bledsoe Lane, 1,000 feet south of Alto Avenue within Sunrise Manor. MK/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

140-16-301-021; 140-16-301-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Betty Lane where a 15 foot wide landscape area with 1 large tree every 30 feet is required per Section 30.04.01D.
- b. Reduce street landscaping along Bledsoe Lane where a 15 foot wide landscape area with 1 large tree every 30 feet is required per Section 30.04.01D.
2. a. Allow a non-decorative fence along Bledsoe Lane where fences and walls along streets shall be decorative per Section 30.04.03B.
- b. Allow a non-decorative wall along Betty Lane where fences and walls along streets shall be decorative per Section 30.04.03B.
3. Increase fence height to 7 feet where 3 feet within the front setback is the maximum per Section 30.04.03B (a 133% increase).
4. Eliminate the access gate setback where 18 feet is the minimum required per Section 30.04.04E (a 100% reduction).
5. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and paving) on Betty Lane and Bledsoe Lane where required per Section 30.04.08C.
6. Allow attached sidewalks to remain along Bledsoe Lane where detached sidewalks are required per Section 30.04.01D.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2635 Bledsoe Lane
- Site Acreage: 4.73
- Project Type: Off-site improvements, landscaping, and accessory structures
- Number of Lots: 2

Site Plans, History, & Request

The site plan shows 2 parcels. The parcel located to the east and north consists primarily of a storage yard, auto parts retail, and recycling facility that was approved with UC-0745-93. The northeastern portion of this parcel contains a parking lot for customers. A warehouse building with 2 work areas is located to the west of the customer parking lot, 40 feet south of the north property line. There is an access gate along Bledsoe Lane, on the northeast portion of the parcel, that was constructed on the east property line. There are 2 existing storage trailers, with zero feet of separation, that are 50 feet west of the existing warehouse building. The lot to the west contains vehicle storage.

The site has a history of various extensions of time with the added request to sell fireworks in 1999. These extensions of time are for auto dismantling and recycling. The Planning Commission allowed these various extensions in the hope that the site would be cleaned-up as a condition of approval.

Landscaping

The photos depict existing landscaping along Bledsoe Lane. There are various trees and shrubs planted in the area between the existing attached sidewalk and security fence.

Elevations

The photos depict single-story storage trailers exterior wood paneling and a flat roof. The storage trailers are white in color.

Floor Plans

The photos depict 2 existing storage trailers. Trailer 1 is 700 square feet and is separated into 3 different sections. There is a pedestrian entryway on the west side of the structure. Trailer 2 is 660 square feet and is separated into 5 different sections. There are 2 pedestrian entryways on the north side of the structure. All the sections within these trailers are used for the storage of various vehicle parts.

Applicant's Justification

The applicant states that they would like to waive full off-site requirements and street landscaping along Betty Lane. They have been issued an off-site permit from Public Works for Betty Lane (PW22-12449), but they intend to withdraw the permit. Additionally, the applicant would like to keep the existing attached sidewalk and eliminate the required street landscaping along Bledsoe Lane. The applicant states the high cost of such improvements are not feasible. Furthermore, since the site is in a special improvement district, they should not be responsible for installing such improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400149 (WS-0415-10)	Fifth extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Denied by BCC	December 2021
ET-20-400003 (WS-0415-10)	Fourth extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	May 2020
WS-0415-10 (ET-0187-16)	Third extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	February 2017
WS-0415-10 (ET-0135-14)	Second extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	January 2015
WS-0415-10 (ET-0158-12)	First extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	June 2013
WS-0415-10	Waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by PC	October 2010
UC-0745-93 (ET-0101-10)	Seventh extension of time to review an automobile dismantling and used parts storage facility - remove time limit	Approved by PC	October 2010
WS-1125-06 (ET-0260-08)	First extension of time for full off-sites and landscaping – expired	Approved by BCC	November 2008
UC-0256-07	Automobile dismantling and materials recovery facility – expired	Approved by PC	April 2007
WS-1125-06	Waivers for full off-sites and landscaping – expired	Approved by BCC	October 2006
UC-0745-93 (ET-0231-04)	Sixth extension of time for automobile dismantling facility	Approved by PC	October 2004
VS-0105-02	Vacated and abandoned a portion of Cartier Avenue	Approved by PC	March 2002
UC-0745-93 (ET-0367-01)	Fifth extension of time for automobile dismantling facility	Approved by PC	November 2001
UC-0745-93 (ET-0307-00)	Fourth extension of time for automobile dismantling facility	Approved by PC	September 2000
UC-0063-00	Auto repair	Approved by PC	June 2000
UC-0788-99	Storage and sales of fireworks - expired	Approved by PC	June 1999
UC-0745-93 (ET-0280-98)	Third extension of time for automobile dismantling facility	Approved by PC	September 1998
WT-1728-98	Waiver of title for streetlights - expired	Approved by PC	November 1998
UC-0745-93	Second extension of time for automobile dismantling facility	Approved by BCC	September 1996

Application Number	Request	Action	Date
ET-24-400149 (WS-0415-10)	Fifth extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Denied by BCC	December 2021
ET-20-400003 (WS-0415-10)	Fourth extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	May 2020
WS-0415-10 (ET-0187-16)	Third extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	February 2017
WS-0415-10 (ET-0135-14)	Second extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	January 2015
WS-0415-10 (ET-0158-12)	First extension of time for waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by BCC	June 2013
WS-0415-10	Waivers for full off-site improvements (excluding paving) and landscaping – expired	Approved by PC	October 2010
UC-0745-93 (ET-0101-10)	Seventh extension of time to review an automobile dismantling and used parts storage facility - remove time limit	Approved by PC	October 2010
ZC-101-92	First extension of time on zone change	Approved by BCC	August 1996
UC-0745-93	First extension of time on a use permit for automobile dismantling facility	Approved by BCC	September 1994
UC-0745-93	Automobile dismantling facility	Approved by BCC	August 1993
ZC-101-92	Reclassified the property from R-E to M-2 zoning for an automobile dismantling and used parts storage yard	Approved by BCC	August 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70 & APZ-1)	Outdoor storage
South	Nellis AFB (Incorporated)	IL (AE-70 & APZ-1)	Nellis Air Force Base
East	Business Employment	IH (AE-70)	Outdoor storage
West	Business Employment	IP & IL (AE-70 & APZ-1)	Outdoor storage

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of street landscaping is to help reduce the heat island effect. The existing landscaping along Bledsoe Lane does not comply with the design standards that are indicated in Section 30.04.01D. There is no landscaping along Betty Lane and the applicant does not wish to place the required landscaping along this road. This request directly violates Policy 3.6.1 of the Master Plan. This policy seeks to mitigate the urban heat island effect by reducing the footprint of hardscaped areas and reducing heat absorption by exterior surfaces. Staff understands that the applicant may have difficulties in keeping the landscaping alive, given the surrounding area has many industrial uses. However, staff does not believe that this justifies the request to eliminate street landscaping on the east and west sides of the subject site. Therefore, staff cannot support this request.

Waivers of Development Standards #2 & #3

Staff finds that fences and walls along streets being decorative is important to maintain a quality streetscape, particularly for sites featuring intensive uses such as salvage yards. The applicant is requesting to maintain a non-decorative fence along Bledsoe Lane and a non-decorative wall along Betty Lane, while also increasing the fence height within the front setback. Staff finds that these changes may adversely affect the surrounding area, and the applicant has not provided a compelling justification or mitigating measures that could off-set such effects. Therefore, staff cannot support these requests.

Waiver of Development Standards #4

The subject site is in a heavily industrial area with very little traffic. Staff does not believe that this request to reduce the access gate setback will negatively impact the surrounding businesses. While staff has no objection to this request, since staff is not supporting waivers of development standards #1 through #3, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff has no objection to the general layout of the site, including the existing storage trailers and parking area. However, since staff cannot support the waivers to eliminate street landscaping, staff also cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to waive full off-site improvements along Betty Lane due to the SID improvement project taking place.

Waiver of Development Standards #6

Staff has no objection to allow attached sidewalks along Bledsoe Lane as alignment ends adjacent to the site and there is no pedestrian traffic.

Staff Recommendation

Approval of waivers of development standards #5 and #6; denial of waivers of development standards #1 through #4 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- No parking or dismantling of vehicles along Bledsoe Lane;
- Applicant to install "No Parking" signs on Bledsoe Lane.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAT NGUYEN

CONTACT: DAT NGUYEN, DIS & DAT, INC., 2635 BLEDSOE LANE, LAS VEGAS, NV
89156

DRAFT

02/04/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0729-KB HOME LAS VEGAS, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Boulder Highway and I-11 and between Park Street (alignment) and Vegas Valley Drive (alignment) within Sunrise Manor (description on file). TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:
 161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

LAND USE PLAN:
 SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans provided depict the vacation and abandonment of a 20 foot wide sewer easement that was granted to Clark County in 1955 on a portion of an approved Planned Unit Development site. The easement is located in the east portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0238	Vacated and abandoned a portion of right-of-way being the Flamingo Wash	Approved by BCC	August 2024
ZC-24-0236	Reclassified 21.12 acres to an RS2 zone	Approved by BCC	August 2024
TM-24-500052	219 detached single-family residential lots	Approved by BCC	August 2024
RA-24-700009	Redesignated 21.12 acres to a Compact Neighborhood land use	Approved by BCC	August 2024
PUD-24-0237	219 detached single-family residential development	Approved by BCC	August 2024

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo Wash & outside storage yard

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2 & CG	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the I-11 right-of-way is directly to the east of the subject site.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a public sewer easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-502-001; 161-07-601-001 & 007

PROPERTY ADDRESS/ CROSS STREETS: Boulder 95

DETAILED SUMMARY PROJECT DESCRIPTION

Manzano (AKA Boulder & 95) - Vacation

PROPERTY OWNER INFORMATION

NAME: KB Home Las Vegas, Inc.
 ADDRESS: 5795 W Badura Ave, Ste. 180
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-266-8400 CELL: _____ EMAIL: KBCCpermits@kbhome.com

APPLICANT INFORMATION

NAME: KB Home Las Vegas, Inc.
 ADDRESS: 5795 W Badura Ave, Ste. 180
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-266-8400 CELL: _____ EMAIL: KBCCpermits@kbhome.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh
 ADDRESS: 5725 W. Badura Ave., Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-284-5300 CELL: _____ EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

(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)*

Christa Bilbre
 Property Owner (Print)

10/17/2024
 Date

DEPARTMENT USE ONLY

- | | | | | | | |
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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0729
 PC MEETING DATE 2/19/25
 BCC MEETING DATE _____
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY Tyler (hpd)
 DATE 12/11/24
\$1,200.00

DATE 1/30/25

KBH2308.000

October 30, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Re: Manzano (AKA Boulder & 95) – Easement Vacation Justification Letter
APN: 161-07-502-001; 161-07-601-00 \ & 007

To Whom It May Concern:

Westwood, on behalf of our client and applicant, KB Home, respectfully submits this justification letter in support of the Vacation application for the subject development. The subject parcels, are located at the intersection of Boulder Highway and US-95. The proposed residential subdivision is approximately 21.19 gross acres with 219 single family residential dwelling units.

We are requesting a vacation of a Public Sewer Easement within the subject parcel. The existing sewer easement was granted per Document recorded in the office of the Clark County Recorder in Book 63 as Instrument No. 53515 of official records. The Proposed vacation is required to develop the site as proposed. The requested easement vacation will be required to remove the encumbrance from the residential lots.

The limits of the vacation are more specifically described in the enclosed legal description and exhibit. A Site Plan is also provided showing the proposed vacation along Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Jon Poll
Market Lead, Single Family

PLANNER
COPY

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0705-MATHIS LIVING TRUST & MATHIS, SAMUEL ANDREW & NATALIE M.

TRS:

ZONE CHANGE to reclassify 1.76 acres from an RS20 (Residential Single-Family 20) (APZ-2 & AE-65) Zone to an IL (Industrial Light) (APZ-2 & AE-65) Zone for a future light industrial development.

Generally located on the south side of Judson Avenue, 640 feet west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-20-610-092; 140-20-610-094

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.76
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment to Industrial Light (IL) zoning with no plans submitted. A future land use application for specific development plans will be submitted at a later date. Both parcels have the same ownership along with the parcel in the middle of the subject properties. The zone change request is considered contiguous since all 3 properties recorded under the same Book and Page known as Stewart Holt Acres. The parcel in the middle of both properties consists of a warehouse facility for a roofing business. Lastly, the subject sites are paved and have frontage along Judson Avenue to the north.

Applicant's Justification

The applicant states the request for IL zoning will allow for a uniform zoning category across the entirety of the site. Additionally, the properties to the north and east are also zoned IL. The proposed zone change will not have an adverse effect on public facilities and services in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	IL	Light industrial
South	Business Employment & Urban Neighborhood (greater than 18 du/ac)	RM32 & RM18	Multi-family residential
West	Business Employment	RM32	Multi-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for Industrial Light (IL) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The adjacent properties to the north and east are currently zoned IL, and the general area is planned for BE uses based on the air environs from Nellis Air Force Base. As a result, staff can support the zone change request to IL.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATHIS LIVING TRUST & MATHIS, SAMUEL ANDREW & NATALIE M.
TRS
CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS
VEGAS, NV 89131

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-610-092 & 140-20-610-094

PROPERTY ADDRESS/ CROSS STREETS: NELLIS/JUDSON

DETAILED SUMMARY PROJECT DESCRIPTION

REQUEST FOR A ZONING CHANGE FROM RESIDENTIAL SINGLE FAMILY TO IL (LIGHT INDUSTRIAL)

PROPERTY OWNER INFORMATION

NAME: MATHIS LIVING TRUST and MATHIS SAMUEL ANDREW & NATALIE M TRS

ADDRESS: 30261 RED LURE PLACE

CITY: CANYON LAKE

TELEPHONE: 702-483-7045

CELL _____

EMAIL: _____

STATE: CA

ZIP CODE: 92587

APPLICANT INFORMATION

NAME: MATHIS LIVING TRUST and MATHIS SAMUEL ANDREW & NATALIE M TRS

ADDRESS: 30261 RED LURE PLACE

CITY: CANYON LAKE

TELEPHONE: 702-483-7045

CELL _____

EMAIL: info@thetaylorconsultinggroup.com

STATE: CA

ZIP CODE: 92587

REF CONTACT ID # _____

CORRESPONDENT INFORMATION

NAME: TAYLOR CONSULTING GROUP, INC.

ADDRESS: 8414 W. FARM ROAD, #180-211

CITY: LAS VEGAS

TELEPHONE: 702-483-7045

CELL _____

EMAIL: info@thetaylorconsultinggroup.com

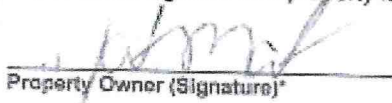
STATE: NV

ZIP CODE: 89131

REF CONTACT ID # _____

*Correspondent will receive all project communication

(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 and 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)*

Natalie Mathis
Property Owner (Print)

11-25-24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADH | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> IC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (w) ZC-24-0705

ACCEPTED BY RK

PL MEETING DATE _____

DATE 12-3-24

PL MEETING DATE 2-5-24

TS.

PROJECT TITLE (w) Swire Manor

DATE 1-16-24



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

December 3, 2024

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

Re: 140-20-610-092 & 140-20-610-094

To Whom It May Concern:

We represent the applicant related to their Zoning Change Application (from RS20 to IL). This application is being submitted with no plans. A future land use application for specific development plans will be submitted at a later date.

We believe that there are no issues related to density or intensity of the uses allowed and that the future use of expanding the existing roofing business to the referenced parcels is compatible with the existing planned land uses and the surrounding area. In addition, there will not be a substantial adverse effect on public facilities, and storm water and drainage facilities as a result of the uses allowed.

A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed amendment appropriate. This request is appropriate due to the surrounding industrial uses.

It's our belief that Staff and the Clark County Commission should be able to support our requests. The parcel in the middle of the two properties is an existing business and has prior business licenses for a towing company dating back to 2012.



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

Thank you in advance for your time and attention to this matter.
Should you have any questions or concerns, please contact me on
my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0727-S Z INCOME TRUST & BOHN, MICHAEL F. TRS:

ZONE CHANGE to reclassify a portion of 9.87 acres from an IP (Industrial Park) Zone and an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-08-601-014 through 140-08-601-016 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3735 N. Nellis Boulevard
- Site Acreage: 9.87 (portion)
- Existing Land Use: Vehicle (automobile) maintenance/repair, commercial vehicle parking lot, and undeveloped

Applicant's Justification

The applicant is requesting to rezone APN 140-08-601-014 from IP to IL zoning, the rear portion of APN 140-08-601-015 from IP to IL zoning (the front portion is already zoned IL), and APN 140-08-601-016 from RS20 to IL zoning. The applicant states that IL zoning is consistent with the Master Plan designation of BE (Business Employment) on the site and is compatible in terms of density and intensity with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400087 (WS-23-0399)	First application for review for a commercial vehicle parking lot on the northern 2 parcels subject to removing the time limit	Approved by PC	October 2024

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0399	Waivers of development standards and design review for a commercial vehicle parking lot on the northern 2 parcels subject to 1 year to commence and review	Approved by PC	September 2023
AR-18-400096 (UC-0277-16)	First application for review for a towing service on the northern 2 parcels subject to 1 year for review - expired	Approved by PC	July 2018
UC-0277-16	Towing service on the northern 2 parcels subject to 2 years to commence and review - expired	Approved by PC	June 2016
WS-0411-10	Parking lot in conjunction with an automobile maintenance facility on the northern 2 parcels subject to 2 years to commence and review - expired	Approved by PC	October 2010
ZC-0181-07	Reclassified the rear portion of APN 140-08-601-015 from R-E to M-D zoning	Approved by BCC	May 2007
ZC-0350-05	Reclassified APN 140-08-601-014 from R-E to M-D zoning for an office/warehouse and automotive repair facility	Approved by BCC	April 2005
ZC-150-83	Reclassified the front portion of APN 140-08-601-015 from R-E to M-1 zoning	Approved by BCC	August 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & RS5.2 (AE-70 & AE-75)	Undeveloped & manufactured home park
South	Business Employment	CG & RS20 (AE-70 & AE-75)	Mini-warehouse facility
East	Business Employment	CG & PF (AE-75)	Undeveloped & Nellis Air Force Base
West	Business Employment	RS20 & RS5.2 (AE-70)	Undeveloped

Related Applications

Application Number	Request
UC-24-0726	A use permit and design review for commercial truck parking, outside storage, and a vehicle paint and body shop is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the BE (Business Employment) land use category on the site. The front portion of APN 140-08-601-015 is already zoned IL and the adjacent properties to the site are all planned for BE uses. Additionally, a drainage channel separates the site from the RS5.2 zoned properties to the west and the RS20 and CG zoned property to the south. The existing building along the north property line of APN 140-08-601-014 screens and buffers the site from the existing RS5.2 zoned manufactured home park and the undeveloped CG zoned property along the shared north property line. The site is near Nellis Air Force Base and within the Airport Environs Overlay of AE-70 and AE-75 where industrial uses would be more appropriate. The request complies with Policy SM-5.2 which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for IL zoning appropriate for this location.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- 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: EXPRESS BUILDING & DEVELOPMENT

**CONTACT: MELISSA EURE, G.C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE,
SUITE 210, HENDERSON, NV 89014**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-08-601-014, -015, -016

PROPERTY ADDRESS/ CROSS STREETS: Nellis near Gowan. NWC

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE from IP to IL

DESIGN REVIEW for a commercial vehicle parking lot & outdoor storage and display
Special Use Permit for Vehicle Paint & Body Shop

PROPERTY OWNER INFORMATION

NAME: S T Z NELLIS 016 TRUST & S T Z MANAGEMENT TRUST TRS (140-08-601-016)
 ADDRESS: 3735 N NELLIS BLVD STE 100
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89115
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: EXPRESS BUILDING AND DEVELOPMENT C/O SAM ZEER
 ADDRESS: 3735 N Nellis, Suite 100
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: G.C. Garcia, Inc. c/o Melissa Eure
 ADDRESS: 1055 Whitney Ranch Dr., Suite 210
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: 702-435-9909 CELL _____ EMAIL: acole@gcgarciainc.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)* Sam Zeer Property Owner (Print) 11-17-2024 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 20-24-0727
 PC MEETING DATE X
 BCC MEETING DATE 02/09/2025
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY DD
 DATE 12/10/2024
 FEES \$1,000

DATE 01/16/2025



November 27, 2024

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Zone Change, Design Review, and Special Use Permit
for Commercial Truck Parking, Outdoor Storage and Vehicle Paint/ Body
Shop
APN#s: 140-08-601-014, -015 & -016

Dear Sami:

On behalf of our client, SZIT Income Trust & Bohn Michael F. Trs., please accept the attached justification letter and accompanying documents for a Zone Change for a APN's 140-08-601-014 & -016 and portion of APN 140-08-601-015 to Industrial Light (IL), a Special Use Permit for a Vehicle Paint & Body Shop on APN 140-08-601-014 inside the existing building, and a Design Review for an expansion of the Commercial Vehicle Parking Lot onto APN 140-08-601-016. The subject site currently is composed of three parcels of approximately 9.87 ± acres.

The subject site currently has a Land Use designation of Business Employment (BE). All the surrounding area has the same B-E Land Use designation. The parcels are zoned RS-20 (140-08-601-016), IP (140-08-601-014) and parcel 140-08-601-015 is split zoned IL on the eastern half and IP on the western half. There is a vacant parcel to the north of APN 140-08-601-014 zoned CG and a vacant parcel to the north of APN 140-08-601-015 zoned RS-20. To the south of APN 140-08-601-014 is another vacant parcel zoned CG and to the south of APN 140-08-601-016 across the drainage channel is a self-storage site with outdoor storage zoned CG and RS-20. All the parcels also have an Airport Environs Overlay of AE-70 or AE-75.

Nellis AFB entry gates are just to the east at the intersection of Gowan and Nellis.

ZONE CHANGE

A zone change is requested as follows; for APN 140-08-601-014 from IP to IL, APN 140-08-601-016 from RS-20 to IL and for nearly one of half the western portion of APN 140-08-601-015 from IP to IL. The remaining portion of APN 140-08-601-015 is currently zoned IL. The IL zoning is consistent with the Business Employment (BE) land use designation for all of the above listed parcels.



2C-24-0727

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Zone Change Approval Criteria

- i. The proposal is consistent with the Clark County Master Plan.
The proposed zone change is consistent with the Master Plan. The IL district is compatible with the underlying Land Use designation of BE. The BE land use anticipates light-industry and small scale commercial services and service-commercial uses such as those being proposed.
- ii. The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.
The proposed project complies with the applicable standards except as otherwise stated. A waiver of the Residential Adjacency standard requiring that the Paint/ Body shop be located 200 FT away from a residential zoned property, nonstandard paving materials and an alternative landscape plan are requested.
- iii. The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.
The proposed application meets or will meet any conditions of any prior unexpired land use, plan or subdivision map approval. The portion of the site abutting Nellis Blvd is developed with public improvements; however, if any new improvements are required the proposed project shall be consistent with the approved improvements.
- iv. Development subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B, require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.
An FAA Determination shall be submitted for approval prior to the final approval being received.

(2) The zoning district density and intensity of uses shall be compatible with the surrounding area.

A portion of APN 140-08-601-015 is zoned IL and the remaining portion is IP. The drainage channel abuts the site to the south and west. To the west of the drainage channel is vacant land and to the south is self-storage. The closest residentially developed parcel is to the north with a manufactured home park. To the east of the site is Nellis AFB. The request is to expand the previously approved Commercial Parking Lot and to allow a Paint/Body Shop in the existing building on APN 140-08-601-014 where there is an existing Vehicle Maintenance & Repair shop. As such the request is compatible in terms of density and intensity with the surrounding area.

(3) If the allowable density or intensity of use is sought to be reduced, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.- N/A

20-24-0727

DESIGN REVIEW

The proposed project is an expansion of the previously approved Commercial Vehicle Parking Lot on the western portion of APN 140-08-601-015 to APN 140-08-601-016. The expanded commercial parking lot will also be striped and use an asphalt alternative for paving which is allowed by code. In addition, the reclaimed asphalt pavement used as an alternative is typically slightly less dark than traditional asphalt leading to a decrease in the amount of heat absorption. The asphalt alternative was previously allowed on the approved commercial parking lot, and the same alternative material is proposed for the expansion. The additional space will allow more trucks to be parked for both short term and long-term periods of time (over 5 days) on the site within a designated space. The trucks parked there will be operable but will allow owners wanting to leave the trucks on site for an extended period.

The request for outdoor storage on both the approved commercial parking lot and the expansion site is to allow the trucks to be able to leave the trailer without the tractor. This will allow drivers to take jobs where only the tractor is needed and not the trailer. An example would be driving a shipping container rather than a trailer. There is gated access to the parking lot portion of the site which assists with security for trailers or tractor trailers parked on the lots.

New solar lighting will be added to the additional parking lot site. Lighting will be shielded as required per code section 30.04.07B.

A landscape buffer will be placed at the east portion of APN 140-08-601-016. Additional trees have been added to the buffer in place of adding trees throughout the added commercial parking. A Waiver of the required trees was previously approved for the commercial parking lot (WS-23-0399).

The proposed Vehicle Paint/Body Shop would be located on the western portion of the existing building. An existing Vehicle Maintenance & Repair use is within an eastern part of the existing building. No changes to the existing façade or the parking lot are proposed with this application. A Special Use Permit is part of this request to allow the Paint/ Body shop to be within 0 FT of a manufactured home park and adjacent to an RS district.

The project site and surrounding properties are located in the AE-70 and AE-75 Overlay, directly across from Nellis AFB. As such, residential uses would not be compatible on this site.

Parking meets the code requirements. No EV capable or EV installed is required for this application.

Residential Adjacency & Sustainability

The proposed project achieves 3.5 points where 7 are required. The building on the property is existing and predates the sustainability requirement. No façade changes or new buildings are proposed as a part of this application. The existing building design, roof and orientation do not allow it to achieve points, and the proposed parking lot and outdoor storage are unable to earn points. Trees have been added to increase the achievable sustainability points.

The proposed site design as depicted on the plans meets Residential Adjacency requirements of the code except for the distance separation for a Paint/Body Shop. The Residential Adjacency meets the requirements: 1) Grading – Not more than 3 feet within 5 feet of the residential, and no fill over 6 ft at 20 ft from a

20-24-0727

shared property line or 9 ft at 50 ft from a shared property line; 2) Site and Building Orientation – The more active areas of the site are moved toward the arterial; no new building is 3) Setbacks – The existing building is not over 35 FT in height 4) Lighting will comply with no spill over lighting and no light fixture above 20FT height. 5) Trash Receptacles- the existing trash enclosure is across the shared driveway from the existing building and meets the 50 FT distance requirement. 6) Parking- Parking for the Paint/ Body Shop is internal to the site and buffered by the existing building. The Commercial parking is located along the drainage channel and while there is residential zoning on the other side it is developed as outdoor storage. An intense landscape buffer has been provided along the commercial lot. 7) Cut-Through- there is no direct access to the site through a residential area.8) Roll Up Doors on the existing building face internal to the site and not toward residential or the right of way.

Design Review Approval Criteria 30.06.05B

1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;

The proposed development is compatible with the adjacent development and development in the area. The building on the site is existing and no new buildings are proposed.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed project is consistent with the zoning and regulations, plans and policies of the County except where waivers have been requested for the alternative paving material and the distance separation for the Paint/Body Shop. The site meets all other policies including other residential adjacency requirements in terms of grading, use limitations, vehicular access, lighting, parking and buffering.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods. The proposed project is to add an additional automotive use inside the existing building where other automotive uses already exist. The commercial parking will expand the existing and help with keep more commercial vehicles from being parking along right of ways. No additional entryways are proposed.

SPECIAL USE PERMIT

Per Title 30, a Vehicle Paint & Body shop is a conditional use in the IL district. It is subject to the following conditions:

- 1.All vehicle paint/body repair work must occur within an enclosed building. - MEETS, all repair work will take place within the existing enclosed building.

2. Operation (a) Paint/body major repair work shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency, unless separated by an arterial or collector street. -DOES NOT MEET for this reason a Special Use Permit is requested to waive the required 200 FT separation and allow a 0 FT separation. The existing building faces away from the residential to the

26-24-0727

north, and the residential zoned parcel to the west is vacant. There are already vehicle maintenance & repair uses existing within the building. The proposed use is similar in nature and would be compatible with the existing uses and other similar uses in the surrounding area.

Special Use Permit Approval Criteria 30.06.05

- (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.
The proposed project is in harmony with the purpose, goals, objectives and standards of the Plan and Title 30. Including Policies 6.1.6 which encourages infill development and Policy 6.1.2 which encourages a balanced mix of uses.
- (3) The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and
The use of the area surrounding the property will not be affected in a substantially adverse manner. Similar uses have been previously approved on this site and are currently existing. It will not change the character of the neighborhood, and will provide additional parking for commercial vehicles keeping them from being parked on roadways.
- (4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.
The proposed project is to add commercial parking and to allow an additional automotive use inside the existing building where other automotive uses are already existing. As such, the site will be adequately served by existing services and infrastructure and will not create an undue burden.

SUMMARY JUSTIFICATION:

The proposed Commercial Vehicle Parking will allow additional truck parking which will help to move more off public streets and private lots. Outdoor Storage will allow additional truck parking and more flexibility in the jobs they can accept. The Paint/Body shop will allow an additional use that is compatible with the existing Vehicle maintenance & repair in the existing building and allow the property owner to more quickly re-tenant vacant space within the building. The project will help develop a long vacant parcel reducing dust and accumulation of trash against the drainage channel. Lastly, security will be enhanced with additional lighting to be added to the additional parking area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President

20-24-0727

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0726-SZ INCOME TRUST & BOHN, MICHAEL F. TRS:

USE PERMITS for the following: 1) a vehicle paint/body shop; and 2) outdoor storage and display.

WAIVER OF DEVELOPMENT STANDARDS to increase parking.

DESIGN REVIEWS for the following: 1) a parking lot (commercial vehicles); and 2) outdoor storage and display in conjunction with an existing office/warehouse and vehicle maintenance/repair facility on 9.87 acres site in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor. MK/dd/kh (For possible action)

RELATED INFORMATION:

APN:

140-08-601-014 through 140-08-601-016

WAIVER OF DEVELOPMENT STANDARDS

Allow 135 parking spaces where 53 parking spaces are required for a non-residential development and shall not exceed the minimum parking requirements of Table 30.04.02 by more than 15% per Section 30.04D (a 155% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3735 Nellis Boulevard
- Site Acreage: 9.87
- Project Type: Commercial vehicle parking lot, vehicle paint and body shop, and outdoor storage and display
- Square Feet: 3,750 (vehicle paint and body shop)/13,500 (entire building)
- Parking Required/Provided: 53/135
- Sustainability Required/Provided: 7/3.5

History & Site Plan

APN 140-08-601-014 and a portion of 140-08-601-015 were previously approved for a commercial vehicle parking lot in 2023 via WS-23-0399. The applicant is requesting to expand a

commercial vehicle parking lot use to APN 140-08-601-016 to the south and to reestablish a vehicle paint and body shop at the western end of the existing building on APN 140-08-601-014.

The site plan depicts a combined commercial vehicle parking lot and outdoor storage area taking up the entirety of APN 140-08-601-016. This parcel is the subject of the design review request and has private access through APNs 140-08-601-014 and 140-08-601-015 from Nellis Boulevard. The commercial vehicle parking lot is designed as a continuation of the commercial vehicle parking lot directly to the north, utilizing the same parking configuration, 6 foot high perimeter fencing, and paving as previously approved.

The site plan also depicts an existing building on the northern portion of APN 140-08-601-014. This building is currently occupied by several vehicle maintenance and repair facilities, and the proposed vehicle paint/body shop would be located in the western-most three suites. There is also an existing vehicle tow yard on an eastern portion of APN 140-08-601-015 that will remain unchanged.

Landscaping

There are no proposed changes to the layout of the landscape areas on APNs 140-08-601-014 and 140-08-601-015, but the applicant is showing the installation of additional trees to replace any that have died.

Additionally, the applicant is requesting an alternative landscape plan to allow the required parking lot landscaping for APN 140-08-601-016 to be relocated within the southeast and southwest corners of the property, and along the eastern property line. The trees will be medium, and 57 trees are provided where 57 trees are required. The trees will be spaced 15 feet on center, with multiple rows along the east property line of the aforementioned APN.

Elevations

Photos of the site show a portion of the existing building as being 2 stories, however the space being used for the new vehicle paint and body shop is only 1 story. The building is constructed of painted CMU block with glazed windows, and there are roll-up doors along the building facing south internal to the site.

Floor Plans

The plans for the proposed vehicle paint and body shop depict the space as being broken up into 2 work areas and a paint booth area. Each of these distinct areas also contain a separate office/waiting area and a restroom. The proposed vehicle paint and body shop suites are depicted as being a combined 3,750 square feet, while the entire building is 13,500 square feet overall.

Applicant's Justification

The applicant states that this project is an expansion of the use previously approved by WS-23-0399. The same paving previously used for APNs 140-08-601-014 and 140-08-601-015 will be used on 140-08-601-016, and the new expansion will be striped to match the aforementioned parcels as well. The applicant also states that the expansion of the use will allow for the storage of more commercial vehicles for extended amounts of time, and that all of the commercial vehicles parked on site will be operable. Additionally, the applicant states that the site will also

be used as outdoor storage for commercial vehicle drivers who wish to store their trailers on site and take the corresponding commercial vehicle cabs elsewhere.

For the proposed vehicle paint and body shop, the applicant states that the use would be conducted solely indoors, and that similar uses have been previously approved on site and still exist today. The applicant also states that the only standard the proposed vehicle paint and body shop does not meet is in regard to Title 30 residential adjacency standards; the 200 foot separation from the nearest residential development is not met, however the applicant states that the approval of this use would not impact the surrounding area.

Prior Land Use Requests
APNs 140-08-601-014 & 140-08-601-015

Application Number	Request	Action	Date
AR-24-400087 (WS-23-0399)	First application review for a parking lot for commercial vehicles	Approved by PC	October 2024
WS-23-0399	Waivers of development standards for parking lot landscaping, paving, and striping and design review for a parking lot for commercial vehicles	Approved by PC	September 2023
AR-18-400096 (UC-0277-16)	Review of use permit for towing service and parking lot	Approved by PC	July 2018
UC-0277-16	Towing service with waivers for landscaping and design review for a parking lot	Approved by PC	June 2016
WS-0411-10	Parking lot in conjunction with an automobile maintenance facility and waivers for parking lot landscaping and reduce the landscaping adjacent to an arterial/collector street - expired	Approved by PC	October 2010
ZC-0181-07	Reclassified the M-D zoning on the southern parcel for an office/warehouse development on the entire site	Approved by BCC	May 2007
ZC-0350-05	Reclassified the M-D zoning on the northern parcel for an office/warehouse and automotive repair facility	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20, RS5.2, & CG (AE-70)	Single-family residential & Undeveloped
South	Business Employment	RS20 & CG (AE-70 & AE-75)	Mini-warehouse, drainage channel, & undeveloped
East	Nellis AFB (Unincorporated)	PF (AE-75)	Nellis Air Force Base
West	Business Employment	RS5.2 (AE-70)	Drainage channel & undeveloped

Related Applications

Application Number	Request
ZC-24-0727	A zone change from RS20 and IP to IL zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permit #1

While staff does not normally support reductions to the separation requirements for vehicle paint and body shops, staff finds that there are already several businesses performing either vehicle repair or vehicle paint and body work within the existing building. Staff finds the addition of the vehicle paint/body shop should have minimal to no impact on the adjacent manufactured home park to the north, as the operation of the shop will occur within the enclosed building. For these reasons, staff can support this request.

Use Permit #2

Staff does not normally support deviations from the conditions of outdoor storage and display, as they have been set in place to ensure that equipment, merchandise, and material is not visible from the right-of-way. In this case, the outdoor storage would be visible from a small portion of Gowan Road to the south. Staff notes that there is a separation of 270 feet from Gowan Road and the proposed outdoor storage yard, and there are several properties in between Gowan Road and the outdoor storage and display use, including a flood channel and a mini-warehouse facility. Furthermore, the applicant is proposing to use an existing 6 foot high chain link fence to screen their property where an 8 foot high fence with screening is required. Staff can support this use permit with the condition that the existing 6 foot high fence includes mesh screening.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

While staff does not normally support waivers to increase parking, staff finds that the applicant has provided the sufficient number of trees required as part of the required parking lot landscaping, thus mitigating some of the potential negative effects of the over-parked site. Furthermore, much of the site is dedicated to the parking of commercial vehicles as a standalone use, which further explains the large increase in parking. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant is expanding an existing use to an adjacent parcel, and in doing so is also implementing the same design standards found on the lot to the north, including parking lot striping, paving, and fencing. While the applicant has requested an alternative landscape plan for the parking lot landscaping on APN 140-08-601-016, they have provided the required number of trees in an organized and visually appealing manner. Furthermore, the trees have been positioned so that the commercial vehicles being parked in the area should be able to avoid driving over them. The request also complies, in part, with Master Plan policy SM-5.2 which encourages patterns and standards compatible with the continuing operation of Nellis Air Force Base and the Airport Environs Overlay District. Staff finds that the parking of commercial vehicles and outdoor storage and display are less intense than other industrial uses, should have a minimal impact to the surrounding area, and should not conflict with Nellis Air Force Base to the east. For these reasons, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Ensure that the existing 6 foot high fence along the southern property line of 140-08-601-016 is equipped with mesh screening;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

time; 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; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of other agency regulations, including Department of Environment and Sustainability; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: SZ INCOME TRUST

CONTACT: G.C. GARCIA, INC. 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-08-601-014, -015, -016

PROPERTY ADDRESS/ CROSS STREETS: Nellis near Gowan, NWC

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 TELEPHONE: 702-435-9909 CELL _____ EMAIL: acole@gcgarciainc.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

Sam Zeer
Property Owner (Print)

11-17-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0726
 PC MEETING DATE X
 BCC MEETING DATE 02/05/2025
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY DD
 DATE 12/10/2024
 FEES \$1,500

DATE 01/16/2025



November 27, 2024

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Zone Change, Design Review, and Special Use Permit
for Commercial Truck Parking, Outdoor Storage and Vehicle Paint/ Body
Shop
APN#s: 140-08-601-014, -015 & -016

Dear Sami:

On behalf of our client, SZIT Income Trust & Bohn Michael F. Trs., please accept the attached justification letter and accompanying documents for a Zone Change for a APN's 140-08-601-014 & -016 and portion of APN 140-08-601-015 to Industrial Light (IL), a Special Use Permit for a Vehicle Paint & Body Shop on APN 140-08-601-014 inside the existing building, and a Design Review for an expansion of the Commercial Vehicle Parking Lot onto APN 140-08-601-016. The subject site currently is composed of three parcels of approximately 9.87 ± acres.

The subject site currently has a Land Use designation of Business Employment (BE). All the surrounding area has the same B-E Land Use designation. The parcels are zoned RS-20 (140-08-601-016), IP (140-08-601-014) and parcel 140-08-601-015 is split zoned IL on the eastern half and IP on the western half. There is a vacant parcel to the north of APN 140-08-601-014 zoned CG and a vacant parcel to the north of APN 140-08-601-015 zoned RS-20. To the south of APN 140-08-601-014 is another vacant parcel zoned CG and to the south of APN 140-08-601-016 across the drainage channel is a self-storage site with outdoor storage zoned CG and RS-20. All the parcels also have an Airport Environs Overlay of AE-70 or AE-75.

Nellis AFB entry gates are just to the east at the intersection of Gowan and Nellis.

ZONE CHANGE

A zone change is requested as follows; for APN 140-08-601-014 from IP to IL, APN 140-08-601-016 from RS-20 to IL and for nearly one of half the western portion of APN 140-08-601-015 from IP to IL. The remaining portion of APN 140-08-601-015 is currently zoned IL. The IL zoning is consistent with the Business Employment (BE) land use designation for all of the above listed parcels.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

UC-24-0726

Zone Change Approval Criteria

- i. The proposal is consistent with the Clark County Master Plan.
The proposed zone change is consistent with the Master Plan. The IL district is compatible with the underlying Land Use designation of BE. The BE land use anticipates light-industry and small scale commercial services and service-commercial uses such as those being proposed.
- ii. The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.
The proposed project complies with the applicable standards except as otherwise stated. A waiver of the Residential Adjacency standard requiring that the Paint/ Body shop be located 200 FT away from a residential zoned property, nonstandard paving materials and an alternative landscape plan are requested.
- iii. The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.
The proposed application meets or will meet any conditions of any prior unexpired land use, plan or subdivision map approval. The portion of the site abutting Nellis Blvd is developed with public improvements; however, if any new improvements are required the proposed project shall be consistent with the approved improvements.
- iv. Development subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B, require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.
An FAA Determination shall be submitted for approval prior to the final approval being received.

(2) The zoning district density and intensity of uses shall be compatible with the surrounding area.

A portion of APN 140-08-601-015 is zoned IL and the remaining portion is IP. The drainage channel abuts the site to the south and west. To the west of the drainage channel is vacant land and to the south is self-storage. The closest residentially developed parcel is to the north with a manufactured home park. To the east of the site is Nellis AFB. The request is to expand the previously approved Commercial Parking Lot and to allow a Paint/Body Shop in the existing building on APN 140-08-601-014 where there is an existing Vehicle Maintenance & Repair shop. As such the request is compatible in terms of density and intensity with the surrounding area.

(3) If the allowable density or intensity of use is sought to be reduced, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.- N/A

DESIGN REVIEW

The proposed project is an expansion of the previously approved Commercial Vehicle Parking Lot on the western portion of APN 140-08-601-015 to APN 140-08-601-016. The expanded commercial parking lot will also be striped and use an asphalt alternative for paving which is allowed by code. In addition, the reclaimed asphalt pavement used as an alternative is typically slightly less dark than traditional asphalt leading to a decrease in the amount of heat absorption. The asphalt alternative was previously allowed on the approved commercial parking lot, and the same alternative material is proposed for the expansion. The additional space will allow more trucks to be parked for both short term and long-term periods of time (over 5 days) on the site within a designated space. The trucks parked there will be operable but will allow owners wanting to leave the trucks on site for an extended period.

The request for outdoor storage on both the approved commercial parking lot and the expansion site is to allow the trucks to be able to leave the trailer without the tractor. This will allow drivers to take jobs where only the tractor is needed and not the trailer. An example would be driving a shipping container rather than a trailer. There is gated access to the parking lot portion of the site which assists with security for trailers or tractor trailers parked on the lots.

New solar lighting will be added to the additional parking lot site. Lighting will be shielded as required per code section 30.04.07B.

A landscape buffer will be placed at the east portion of APN 140-08-601-016. Additional trees have been added to the buffer in place of adding trees throughout the added commercial parking. A Waiver of the required trees was previously approved for the commercial parking lot (WS-23-0399).

The proposed Vehicle Paint/Body Shop would be located on the western portion of the existing building. An existing Vehicle Maintenance & Repair use is within an eastern part of the existing building. No changes to the existing façade or the parking lot are proposed with this application. A Special Use Permit is part of this request to allow the Paint/ Body shop to be within 0 FT of a manufactured home park and adjacent to an RS district.

The project site and surrounding properties are located in the AE-70 and AE-75 Overlay, directly across from Nellis AFB. As such, residential uses would not be compatible on this site.

Parking meets the code requirements. No EV capable or EV installed is required for this application.

Residential Adjacency & Sustainability

The proposed project achieves 3.5 points where 7 are required. The building on the property is existing and predates the sustainability requirement. No façade changes or new buildings are proposed as a part of this application. The existing building design, roof and orientation do not allow it to achieve points, and the proposed parking lot and outdoor storage are unable to earn points. Trees have been added to increase the achievable sustainability points.

The proposed site design as depicted on the plans meets Residential Adjacency requirements of the code except for the distance separation for a Paint/Body Shop. The Residential Adjacency meets the requirements: 1) Grading – Not more than 3 feet within 5 feet of the residential, and no fill over 6 ft at 20 ft from a

shared property line or 9 ft at 50 ft from a shared property line; 2) Site and Building Orientation – The more active areas of the site are moved toward the arterial; no new building is 3) Setbacks – The existing building is not over 35 FT in height 4) Lighting will comply with no spill over lighting and no light fixture above 20FT height. 5) Trash Receptacles- the existing trash enclosure is across the shared driveway from the existing building and meets the 50 FT distance requirement. 6) Parking- Parking for the Paint/ Body Shop is internal to the site and buffered by the existing building. The Commercial parking is located along the drainage channel and while there is residential zoning on the other side it is developed as outdoor storage. An intense landscape buffer has been provided along the commercial lot. 7) Cut-Through- there is no direct access to the site through a residential area.8) Roll Up Doors on the existing building face internal to the site and not toward residential or the right of way.

Design Review Approval Criteria 30.06.05B

1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;

The proposed development is compatible with the adjacent development and development in the area. The building on the site is existing and no new buildings are proposed.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed project is consistent with the zoning and regulations, plans and policies of the County except where waivers have been requested for the alternative paving material and the distance separation for the Paint/Body Shop. The site meets all other policies including other residential adjacency requirements in terms of grading, use limitations, vehicular access, lighting, parking and buffering.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods. The proposed project is to add an additional automotive use inside the existing building where other automotive uses already exist. The commercial parking will expand the existing and help with keep more commercial vehicles from being parking along right of ways. No additional entryways are proposed.

SPECIAL USE PERMIT

Per Title 30, a Vehicle Paint & Body shop is a conditional use in the IL district. It is subject to the following conditions:

1. All vehicle paint/body repair work must occur within an enclosed building. - **MEETS**, all repair work will take place within the existing enclosed building.

2. Operation (a) Paint/body major repair work shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency, unless separated by an arterial or collector street. -**DOES NOT MEET** for this reason a Special Use Permit is requested to waive the required 200 FT separation and allow a 0 FT separation. The existing building faces away from the residential to the

UC-24-0726

north, and the residential zoned parcel to the west is vacant. There are already vehicle maintenance & repair uses existing within the building. The proposed use is similar in nature and would be compatible with the existing uses and other similar uses in the surrounding area.

Special Use Permit Approval Criteria 30.06.05

- (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.
The proposed project is in harmony with the purpose, goals, objectives and standards of the Plan and Title 30. Including Policies 6.1.6 which encourages infill development and Policy 6.1.2 which encourages a balanced mix of uses.
- (3) The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and
The use of the area surrounding the property will not be affected in a substantially adverse manner. Similar uses have been previously approved on this site and are currently existing. It will not change the character of the neighborhood, and will provide additional parking for commercial vehicles keeping them from being parked on roadways.
- (4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.
The proposed project is to add commercial parking and to allow an additional automotive use inside the existing building where other automotive uses are already existing. As such, the site will be adequately served by existing services and infrastructure and will not create an undue burden.

SUMMARY JUSTIFICATION:

The proposed Commercial Vehicle Parking will allow additional truck parking which will help to move more off public streets and private lots. Outdoor Storage will allow additional truck parking and more flexibility in the jobs they can accept. The Paint/Body shop will allow an additional use that is compatible with the existing Vehicle maintenance & repair in the existing building and allow the property owner to more quickly re-tenant vacant space within the building. The project will help develop a long vacant parcel reducing dust and accumulation of trash against the drainage channel. Lastly, security will be enhanced with additional lighting to be added to the additional parking area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President

UC-24-0726

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0742-JIMENEZ PROPERTIES GROUP, LLC:

ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor (description on file). WM/mc (For possible action)

RELATED INFORMATION:

APN:

140-18-102-009

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3186 Las Vegas Boulevard North
- Site Acreage: 0.6
- Existing Land Use: Vehicle maintenance facility

Applicant's Justification

The applicant states there are existing buildings on the property used as a tire center, service bays for windshield repair/maintenance and an office. According to the applicant, the surrounding zoning is mostly IP to the west and south, some CG to the east and H-2 and RM32 on the southeast side of the property. The IP zone will be more appropriate for the property because that district accommodates low-intensity industrial uses. According to the applicant, they are trying to comply with the new Title 30 adaptation and this request is the first step of the process.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0620-08	Automobile maintenance facility - expired	Approved by PC	September 2008
VC-0495-98	Variance to replace an existing retail tire store - expired	Approved by PC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2 (AE-70 & AE-75)	Outside vehicle storage
South	Business Employment	IP, H-2, & RM32 (AE-70 & AE-75)	Outside vehicle storage & multi-family residential
East	Business Employment	CG (AE-75)	Automotive sales
West	Business Employment	IP (AE-70)	Vehicle maintenance/vehicle repair

Related Applications

Application Number	Request
UC-24-0743	A use permit for a vehicle maintenance facility and waivers for residential adjacency, vehicle maintenance not within an enclosed building and landscaping, and design review for a vehicle maintenance facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district and is being phased out. The conversion to an appropriate zoning district which is in conformance with the Master Plan is encouraged by the County. The request for IP (Industrial Park) zoning is compatible with the surrounding area and conforms to the BE (Business Employment) land use category of the property. A use permit for the automotive business on-site (glass installation) was approved in 2008. The use permit was approved with a 2 year review and expired when the applicant did not file a request to extend the time limit; however, the business has continued to operate on the site. The request for IP zoning would be consistent with the existing use on the site. In addition, the parcels directly east and south of the subject site are zoned IP, and across Las Vegas Boulevard North are 2 IP zoned parcels. The request complies with Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for IP zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- 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 #0038-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

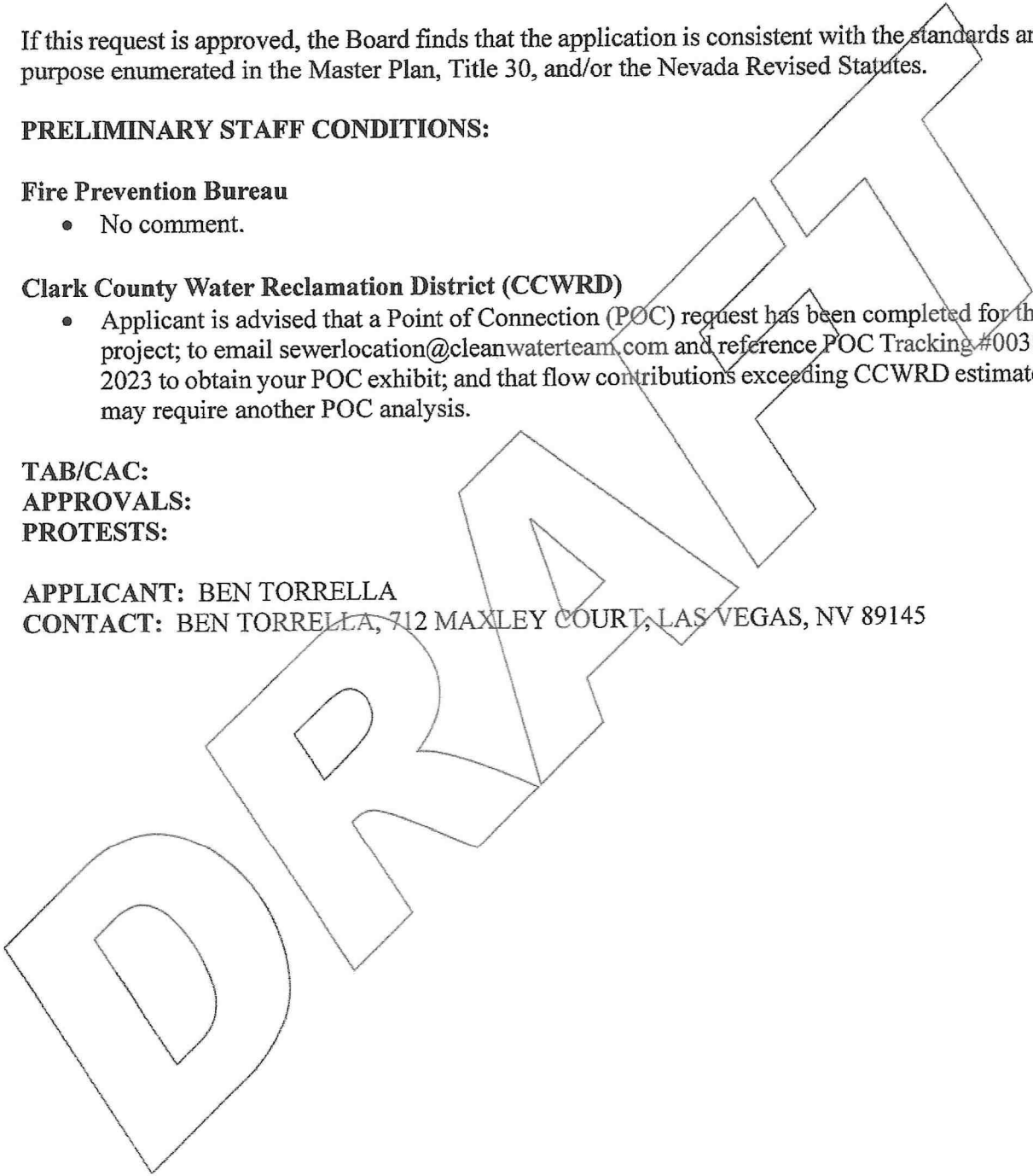
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14018102009

PROPERTY ADDRESS/ CROSS-STREETS: 3186 N LAS VEGAS BLVD LAS VEGAS NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

APR-24-100610

ZONE CHANGE (H-2 to IP)

NO Fee!

PROPERTY OWNER INFORMATION

NAME: JIMENEZ PROPERTIES GROUP LLC
 ADDRESS: 1487 GELENCHESTER DR
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89110
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: BENJAMIN TORRELLA
 ADDRESS: 712 MAXLEY
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
 TELEPHONE: 702 516 7570 CELL 702 665 9507 EMAIL: ben.designland@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: BENJAMIN TORRELLA
 ADDRESS: 712 MAXLEY
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
 TELEPHONE: 702 516 7570 CELL 702 665 9507 EMAIL: ben.designland@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Jesús Gabriel Jimenez Gignoa
 Property Owner (Print)

12-10-2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 20-24-0742 ACCEPTED BY [Signature]
 PC MEETING DATE _____ DATE 12/16/24
 BCC MEETING DATE 2/5/25 FEES NO Fee
 TAB/CAC LOCATION gmnisc DATE 1/16/25

(H-2)

SUBJECT : ZONE CHANGE

Property Owner: **Jimenez Properties Group LLC**

Applicant: **Designland PLLC**

Site address of the request: **3186 N Las Vegas blvd., Clark County - 89115**

APN: **14018102009**

Current Zoning district: **General Highway Frontage (H-2)**

Proposed Zoning district: **Industrial Park (IP)**

Planned Land Use: **Business Employment (BE)**

We are writing to formally request a zoning change for the property located at 3186 N Las Vegas blvd., Clark County from its current designation as **General Highway Frontage H-2** to an **Industrial Park (IP) zone**.

There are existing buildings on the property where they are used as a Tire Center, service bays for windshield repair/maintenance, and an office.

The surrounding adjacent lots are mostly zoned IP to the west and south, a few CG to the east and H2 and RM 32 on the south/south east side of the property.

IP zone will be more appropriate for the subject property since it accommodates low-intensity industrial uses. The business in this property is solely for tires and windshield maintenance and nothing of the engine and other parts of the vehicle.

Also prior to this application, we would like to mention that there was an application which has expired since no review was done per NOFA. The application number is UC-0620-08. The owner is unaware of the application review that they need to apply for a period of time.

We are all trying our best to comply with the new Title 30 2024 adaptation and this zone change will be our first step of the process.

Thank you for considering our application.



Ben Torrella, PE

DESIGNLAND PLLC / Applicant

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0743-JIMENEZ PROPERTIES GROUP, LLC:

USE PERMIT to allow a vehicle maintenance and repair facility.

WAIVER OF DEVELOPMENT STANDARDS for alternative buffering and screening.

DESIGN REVIEW for a vehicle maintenance and repair facility on 0.6 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor. WM/jor/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-102-009

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate landscaping where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02.C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3186 Las Vegas Boulevard North
- Site Acreage: 0.6
- Project Type: Vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 27 (maximum)
- Square Feet: 1,191 (existing tire center)/648 (existing office with addition)/770 (existing service bays - total)/700 (relocated service bays)/3,200 (proposed warehouse)/1,352 (proposed workshop building)
- Parking Required/Provided: 13/14
- Sustainability Required/Provided: 4/7

Site Plan & Request

The plan depicts an existing vehicle maintenance and repair facility that was previously approved via UC-0620-08. A 2 year review was not filed by the applicant; therefore, UC-0620-08 expired. The submitted plan shows the following existing and proposed structures, as well as proposed site improvements.

Northeast Corner:

The existing driveway leads to 3 parking spaces and access to an existing tire center and existing office. The site plan depicts customers also have access to the north facing elevation of the proposed warehouse. The existing tire center has an existing zero foot setback along the east property line. The tire center and the existing office are set back 6 feet from the proposed warehouse building on the southeast corner. The site plan also shows that the applicant is proposing to expand the existing office building.

Northwest Corner:

This area includes a second driveway which leads to 11 parking spaces, 4 of which are under an existing carport. The site plan depicts the existing office building entry is east of the existing carport, and the carport is set back 5.5 feet west of the office building. The driveway on the northwest corner allows access to the trash enclosure, an existing service bay south of the trash enclosure, and the entry to the southwest corner of the site via a proposed rolling gate. The existing service bay has a zero foot building separation from the proposed workshop along the west property line.

Southeast Corner:

The southeast corner of the site includes the proposed warehouse building which will be set back 10 feet from the east property line and 19.5 feet from the south property line. Employees have access to the proposed warehouse via a roll-up door on the north facing elevation (facing Las Vegas Boulevard North, or on the west facing roll-up doors which are screened via a proposed rolling metal gate on the southwest corner of the site.

Southwest Corner:

- This area includes a proposed rolling metal gate which is set back over 70 feet from the north property line adjacent to Las Vegas Boulevard North. The open area south of the gate is paved and leads to a proposed workshop along the west property line, a proposed metal carport on the southwestern most corner of the site, and a relocated service bay which is not enclosed. The setbacks for the structures in this area include the following:
- The proposed workshop is set back 5 feet from the west property line, and zero feet from the existing service bay to the north.
- The proposed workshop is set back 30 feet north of the proposed metal carport on the southwest corner.
- The proposed metal carport (southwest corner) is set back 5 feet from the south property line, and 5 feet west of the service bays along the south property line.
- The service bays (east of the proposed metal carport) will be set back 5 feet from the south property line, and 6 feet from the proposed warehouse building to the east.

The site also includes an existing 8 foot high block wall along the west, south, and east property lines.

The first use permit is required since the existing facility is within 200 feet of any area subject to residential adjacency. The site plan shows that an RM32 zoned property is 19 feet southeast of the applicant's site. However, it's buffered by screen walls and an existing vehicle storage yard. The second use permit is to allow vehicle maintenance and repair activities to not be within an

enclosed building. The applicant is requesting to allow these activities to occur within the service bay areas which are covered via carports only. The service bays are not enclosed, but have a similar design to a metal carport.

Landscaping

All street landscaping will be relocated on the applicant's property; therefore, there will be no non-standard improvements within the right-of-way (Las Vegas Boulevard North). The applicant is proposing to install the required street landscaping (10 feet wide) along the north property line since attached sidewalks are existing and will remain (NDOT right-of-way). The applicant is also proposing the required parking lot landscape islands on the north half of the site. Landscape islands are not required for parking spaces which are under carports.

The applicant is requesting to eliminate the required landscaping behind (east) of the proposed warehouse building. Title 30 states that buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02 when the subject site is zoned industrial adjacent to a commercial property. There is an existing 8 foot high decorative block wall along the east property line, however, the applicant will not install the required landscaping in this area.

Elevations

The proposed warehouse has an overall height of 27 feet to the top of the parapet roof. The building will feature smooth and rough finished stucco walls. Roll-up doors will be featured on the north and west facing elevations of the proposed warehouse building.

The proposed workshop has an overall height of 15.5 feet to the top of the parapet roof. The east and south facing elevations will include roll-up doors. The exterior finishes will mirror that of the proposed warehouse building.

The existing tire center building has an overall height of 25 feet, while the existing office to the west has an overall height of 14 feet. The carport west of the office has an overall height of 10 feet. The plans depict that the tire center and the office will also feature exterior finishes to match the proposed warehouse and the proposed workshop. The carports west of the office building consist of metal paneling and metal framing. Lastly, the service bays (existing and relocated) are not enclosed and have a similar design as the carports and have an overall height of 11 feet.

Floor Plans

The existing tire center has an overall area of 1,191 square feet. The existing office is currently 408 square feet; however, the applicant will add an additional 240 square feet to the office. The office will have an overall area of 648 square feet total. The existing service bays south of the trash enclosure have an overall area of 770 square feet. The relocated service bays located along the south property line have an overall area of 700 square feet. The plans also show a proposed warehouse with an overall area of 3,200 square feet. Lastly, the proposed workshop building along the west property line will have an overall area of 352 square feet.

Applicant's Justification

The existing property has been operating as a tire and windshield repair facility, with an office, without any significant disturbances to nearby residential areas to the southwest. The property has been maintained with minimal environmental impact, and all activities are contained within the boundaries of the site. Due to the nature of tire and windshield maintenance work, many services can be performed outside of an enclosed structure.

The layout of the current property does not support fully enclosed structures for all the facility activities. However, all operations are handled responsibly and within the boundaries of the property. Granting this use permit will allow the applicant to continue providing these essential services to the community without major disruption or need for additional infrastructure that may be costly or unnecessary for the scale of their operations.

The adjacent commercial property has similar characteristics to the applicant's facility, and there is no significant need for a landscape buffer. The zero foot buffer will not affect the aesthetics or functionality of the area, as both properties have industrial uses that do not demand a high level of separation. Furthermore, it will be hard to maintain the landscaping behind the proposed warehouse since there are no doors on the east side to access the landscaping. There is an existing 8 foot high block wall along the east property line which will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0620-08	Automobile maintenance facility - expired	Approved by PC	September 2008
VC-0495-98	Variance to replace an existing retail tire store - expired	Approved by PC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2 (AE-70 & AE-75)	Outside vehicle storage
South	Business Employment	IP, H-2, & RM32 (AE-70 & AE-75)	Outside vehicle storage & multi-family residential complex
East	Business Employment	CG (AE-75)	Automotive sales
West	Business Employment	IP (AE-70)	Vehicle maintenance/vehicle repair

Related Applications

Application Number	Request
ZC-24-0742	A zone change to reclassify the site from H-2 zoning to IP zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that although the existing vehicle maintenance and repair facility is approximately 19 feet northwest of an existing RM32 zoned parcel, the properties are buffered by an existing 8 foot high block wall, which is adjacent to an existing outdoor vehicle storage yard. Furthermore, the RM32 zoned parcel is further buffered by an existing parking lot, carports, and minimal landscaped areas within the multi-family complex.

Title 30 requires that vehicle maintenance and repair facility activities should occur within an enclosed building per Section 30.03.06. Staff finds that service bays and workshop are located on the west half of the applicant's site. The property is surrounded by existing industrial and commercial businesses which have similar uses related to the applicant's site. For example, to the east there is an existing vehicle sales facility, to the south there is an existing outdoor vehicle storage yard, and to the west there is an existing vehicle maintenance and repair complex. Since the uses surrounding the subject site are similar in intensity, staff can support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant has the opportunity to provide the required landscape area east of the proposed warehouse building. Title 30 states that the purpose of installing landscaping is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Furthermore, landscaping helps limit negative impacts of differing adjacent uses and zoning districts by providing for screening and buffering between those uses and zoning districts. Although there is an existing 8 foot high block wall, the plan shows that there is a 10 foot wide area east of the proposed warehouse building. The applicant may install small or medium trees within a 5 foot wide landscape area. Staff finds this request to be a self-imposed hardship and staff cannot support this waiver request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed plans show a significant number of changes regarding the site layout, site orientation, and proposed building designs versus what exists on the site today. The applicant provided the required street landscaping as well as relocated all non-standard improvements back on the applicant's property. The site also includes the required parking and the required landscape finger islands. Finally, the proposed workshop and the proposed warehouse feature 4 sided architecture. However, staff finds that the applicant has the opportunity to provide some landscaping behind the warehouse building. Since staff does not support the waiver of development standards, staff cannot support the design review.

Staff Recommendation

Approval of the use permit; denial of the waiver of development standards and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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 #0038-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14018102009

PROPERTY ADDRESS/ CROSS-STREETS: 3186 N LAS VEGAS BLVD LAS VEGAS NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

APR-24-100610
UC/WS/DR

PROPERTY OWNER INFORMATION

NAME: JIMENEZ PROPERTIES GROUP LLC
 ADDRESS: 1487 GELENCHESTER DR
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89110
 TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: BENJAMIN TORRELLA
 ADDRESS: 712 MAXLEY
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
 TELEPHONE: 702 516 7570 CELL 702 665 9507 EMAIL: ben.designland@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: BENJAMIN TORRELLA
 ADDRESS: 712 MAXLEY
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
 TELEPHONE: 702 516 7570 CELL 702 665 9507 EMAIL: ben.designland@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Jesus Gabriel Jimenez Jimenez
Property Owner (Print)

12-10-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|--|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0743
 PC MEETING DATE _____
 BCC MEETING DATE 2/5/25
 TAB/CAC LOCATION Sunrise

ACCEPTED BY *[Signature]*
 DATE 12/10/24
 FEES \$1800

DATE 1/16/25

SUBJECT : JUSTIFICATION LETTER

Property Owner: Jimenez Properties Group LLC

Applicant: Designland PLLC

Site address of the request: 3186 N Las Vegas blvd., Clark County - 89115

APN: 14018102009

Current Zoning district: General Highway Frontage (H-2)

Proposed Zoning district: Industrial Park (IP)

Planned Land Use: Business Employment (BE)

We are submitting this letter to request specific use permits, waivers of development standards, and design review approvals for the property located at 3186 N Las Vegas blvd., Clark County where in its current zoning is General Highway Frontage H-2 and is proposed for a zone change to an Industrial Park (IP) zone. There are existing buildings in the property where they are used as a Tire Center, service bays for windshield repair, and an office only. Also prior to this application, we would like to mention that there was an application which has expired since no review was done per NOFA. The application number is UC-0620-08. Our requests aim to align with operational needs, site constraints, and the character of the surrounding area while adhering to city planning principles. Below is a detailed justification for each requested item:

1. Use Permits for Vehicle Maintenance and Repair Facility

- **Within 200 feet of a residential adjacency standard:**

This use permit is requested to allow our facility to operate within close proximity to a residential area. The existing property has been operating as a tire and windshield repair facility, with an office space, without any significant disturbances to nearby residential areas. The property has been maintained with minimal environmental impact, and all activities are contained within the boundaries of the site. Given the existing infrastructure, we believe this minor deviation should be granted as the proximity to residential areas has not posed any issues in the past.

- **Vehicle Maintenance and Repair Activities Not Within an Enclosed Building:**

Due to the nature of tire and windshield maintenance work, many services can be performed outside an enclosed structure. The layout of the current property does not support fully enclosed structures for all these activities. However, all operations are handled responsibly and within the boundaries of the property. Granting this permit will allow us to continue providing these essential services to the community without major disruption or need for additional infrastructure that may be costly or unnecessary for the scale of our operations.

2. Waiver of Development Standards for Buffering and Screening (Section 30.04.02.B.1.iv)

We are requesting a waiver of the development standards to modify the buffering and screening requirements along the east property line, which is adjacent to a commercial zone (CG).

- **Reduction of Landscape Buffer to Zero Feet Along the East Property Line:**

We are requesting a waiver to reduce the required 15-foot landscape buffer to zero feet along a portion of the east property line. The adjacent commercial property has similar characteristics to our own, and there is no significant need for a landscaped buffer. The zero-foot buffer will not affect the aesthetics or functionality of the area, as both properties have industrial uses that do not demand a high level of separation. Furthermore, this will allow for more efficient use of the available space.

- **Single Row of Medium Trees Instead of Double Row of Evergreen Trees:**

The property is an existing development therefore we have limitations on space configurations. While we are trying to comply with the buffer requirements, we also have to consider the number of parking spaces and driveways that we should provide given the nature of our business. The single row of medium trees provides adequate visual screening while reducing maintenance demands and enables us to satisfy the required parking spaces.

3. Waivers for Building Separation

- **Building Separation Waiver:** A waiver for reduced building separation to zero feet where 6ft is required to maximize the available building space while we try to comply with all other site development plan requirements. This will be for an existing service bay and a proposed workshop, all the rest of the buildings are compliant with the building separation requirement.

4. Design Review Requests

- **Roll-Up Overhead Doors Facing the Right-of-Way:**

We are requesting design review approval to allow buildings with roll-up overhead doors to face the right-of-way. The property has a small area compared to adjacent properties, this orientation is necessary for operational efficiency, as it enables easy access for vehicles and equipment. The design will incorporate aesthetically pleasing materials to soften the view from the right-of-way, ensuring the appearance is consistent with community standards.

- **Design Review for Vehicle Maintenance and Repair Facility:**

We seek a design review for the facility to ensure it meets all city and community standards while maximizing functionality. The proposed design includes visual buffers

and landscaping that blend with the surrounding environment, enhancing the overall appearance and minimizing the impact on neighboring properties.

We believe these use permits and waivers will enable the development of a well-functioning facility that aligns with community standards and economic goals. Approval of our requests would facilitate efficient land use, job creation, and a beneficial addition to the local area.

Thank you for considering our application. We look forward to discussing these justifications with you further.



Ben Torrella, PE
DESIGNLAND PLLC