



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 15, 2024

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
 Paul Thomas, 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 your name and address and please **spell** your last name for the record. If any member of the

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

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 February 1, 2024. (For possible action)
- IV. Approval of the Agenda for February 15, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

VI. Planning and Zoning

03/05/24 PC

- 1. **ET-24-40006 (UC-21-0422)-CRYSTALS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a single family attached residential structure.
DESIGN REVIEW for a single family attached structure on 0.1 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the west side of Palm Street, 380 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action)**03/05/24 PC**

03/06/24 BCC

- 2. **WS-24-0004-ROYCE SHADOW MOUNTAIN VILLAGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth to a call box in conjunction with a manufactured home park on 30.9 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the south side of Karen Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/ng (For possible action)**03/06/24 BCC**

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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: February 29, 2024.

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>

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



Sunrise Manor Town Advisory Board

January 1, 2024

MINUTES

| | | |
|-----------------|---|---|
| Board Members: | Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT | Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT NayaritAguilia-planning |
| Secretary: | Jill Leiva 702 334-6892 jillniko@hotmail.com | |
| County Liaison: | Jorge Garcia | |

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 December 14, 2023 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for February 1, 2024

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

02/06/24 PC

1. **UC-23-0818-SANTIBANEZ JOSE ISABEL & ESTRADA MARICELA:**
USE PERMIT to allow non-decorative accessory structures not architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setbacks; **2)** reduce side street setbacks; **3)** reduce interior side setbacks; **4)** reduce street setbacks; and **5)** reduce separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the north side of Judson Avenue and the east side of Gateway Road within Sunrise Manor. TS/dd/syp (For possible action)**02/06/24 PC**
Moved by: Ms. Cosgrove

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

Action: Approved
Vote: 4-0/Unanimous

2. **UC-23-0834-KURSCHNER THOMAS & K FAM TR & KURSCHNER THOMAS & KATHERINE TRS:**
USE PERMITS for the following: 1) supper club; and 2) hookah lounge.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a commercial center on 3.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/syp (For possible action) **02/06/24 PC**
Moved by: Mr. Williams
Action: Approved per staff conditions
Vote: 4-0/Unanimous
3. **WS-23-0731-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE A TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Evening Dew Drive, approximately 330 feet south of Oakleigh Drive within Sunrise Manor. TS/mh/syp (For possible action) **02/06/24 PC**
Moved by: Ms. Cosgrove
Action: Approved
Vote: 4-0/Unanimous
4. **WS-23-0836-BROWN MARY ERNESTINE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) waive landscape buffer; 4) driveway geometrics; and 5) commercial curb returns.
DESIGN REVIEW for vehicle sales on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard and the east side of Gateway Road within Sunrise Manor. TS/rr/syp (For possible action) **02/06/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff conditions
Vote: 4-0/Unanimous

02/07/24 BCC

5. **VS-23-0848-WHITING VEGAS:**
VACATE AND ABANDON a portion of right-of-way being Tree Line Drive located between Zella Avenue and Vegas Valley Drive, and a portion of right-of-way being Vegas Valley Drive located between Tree Line Drive and Hollywood Boulevard within Sunrise Manor (description on file). TS/sd/syp (For possible action) **02/07/24 BCC**
Moved by: Mr. Thomas
Action: Approved per staff conditions
Vote: 4-0/Unanimous
6. **WS-23-0847-WHITING VEGAS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following: 1) finished grade; and 2) modifications to an approved mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/jo (For possible action) **02/07/24 BCC**
Moved by: Mr. Thomas
Action: Approved per staff conditions
Vote: 4-0/Unanimous
7. **WC-23-400170 (ZC-0380-05)-EMA HOLDINGS, LLC SERIES D:**
WAIVER OF CONDITIONS of a zone change requiring the construction of a slump stone wall with a wrought iron gate along Las Vegas Boulevard North in conjunction with a proposed outside storage yard with a watchman's trailer on 2.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 400 feet east of Puebla Street within Sunrise Manor. MK/mh/syp (For possible action) **02/07/24 BCC**
Moved by: Mr. Thomas
Action: Denied per staff conditions
Vote: 4-0/Unanimous
8. **WS-23-0813-LAS VEGAS ROYAL OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative driveway

geometrics; and 3) gated access.

DESIGN REVIEW for site modifications including a proposed gated entry for an existing manufactured home park on 18.0 acres in an R-T (Manufactured Home Park) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Marion Street within Sunrise Manor. TS/bb/syp (For possible action) **02/07/24 BCC**

Moved by: Ms. Cosgrove

Action: Approved per staff conditions

Vote: 4-0/Unanimous

02/20/24 PC

9. **PA-23-70055-GTL PROPERTIES, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Enterprise. TS/rk (For possible action) **02/20/24 PC**

Moved by: Mr. Barbeau

Action: Denied per staff conditions

Vote: 4-0/Unanimous

10. **ZC-23-0931-GTL PROPERTIES LLC:**

ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action) **02/20/24 PC**

Moved by: Mr. Thomas

Action: Approval of Waivers #1A & Design Review #1 & #2. DENIAL of Zone Change, Wavers #1B & Design Review #3.

Vote: 4-0/Unanimous

11. **UC-23-0898-MER-CAR CORP:**

USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) vehicle maintenance. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; 2) increase building height; 3) allow non-standard improvements within the right of way; and 4) allow modified street standards.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping 2) convenience store; 3) gasoline store; 4) vehicle wash; and 5) vehicle maintenance in conjunction with a commercial development on 3.8 acres in an H-2 (General Highway Frontage) and an H-1 (Limited Resort and Apartment District) Zone. Generally located on the northeast corner of Lamb Boulevard and Boulder Highway within Sunrise Manor. TS/jud/syp (For possible action) **02/20/24 PC**

Moved by: Mr. Thomas

Action: Approval of Use Permits & Waivers #2-4 & Design Review #1. DENIAL of Waiver #1 & Design Review #2-5. Per staff conditions

Vote: 4-0/Unanimous

12. **UC-23-0936-JSAKN LLC:**

USE PERMIT for alternative design standards on 0.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located 500 feet west of Lamb Boulevard and 700 feet north of Alto Avenue within Sunrise Manor. WM/tpd/ng (For possible action) **02/20/24 PC**

Moved by: Mr. Thomas

Action: Approved with if approved staff conditions

Vote: 4-0/Unanimous

13. **WS-23-0626-NARANJO CARMEN A & MARIA V:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an existing accessory building (storage shed) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Key Lime Street, approximately 200 feet north of Tangerine Rose Drive within Sunrise Manor. TS/mh/syp (For possible action) **02/20/24 PC**

HOLD PER APPLICANTS REQUEST

02/21/24 BCC

14. **VS-23-0940-HADDAD IYAD:**

VACATE AND ABANDON a portion of right-of-way being Pariva Street between Cartier Avenue and Carey Avenue;

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a portion of right-of-way being Cartier Avenue between Lamb Boulevard and Abels Lane; a portion of right-of-way being Lamb Boulevard between Cartier Avenue and Carey Avenue; and a portion of right-of-way being Abels Lane between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rp/syp (For possible action)

Moved by: Mr. Thomas

Action: Approved per staff conditions

Vote: 4-0/Unanimous

15. **WS-23-0939-HADDAD IYAD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street; **2)** allow modified driveway design; **3)** turnaround for a non-through street; and **4)** reduce driveway departure distance from the intersection. **DESIGN REVIEWS** for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade on 15.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/lm/syp (For possible action) **02/21/24 BCC**
Moved by: Mr. Thomas
Action: Approved with if approved staff conditions
Vote: 4-0/Unanimous
16. **ZC-23-0791-CYCLONE D G, LLC:**
ZONE CHANGE to reclassify 0.2 acres from R-E (Rural Residential Estate) Zone to C-2 (Commercial General) Zone for a restaurant expansion.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; **2)** allow modified street standards; and **3)** allow modified driveway design standards.
DESIGN REVIEW for an expansion in conjunction with an existing restaurant on 0.7 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Bartlett Avenue (alignment) and the east side of Pecos Road within Sunrise Manor (description on file). WM/bb/syp (For possible action) **02/21/24 BCC**
Moved by: Mr. Thomas
Action: Approved with if approved staff conditions
Vote: 4-0/Unanimous
- VII.** General Business: None
- VIII.** Public Comment: None
- IX.** Next Meeting Date: The next regular meeting will be February 15, 2024
- X.** Adjournment
The meeting was adjourned at 8:45 pm

BOARD OF COUNTY COMMISSIONERS

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JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-40006 (UC-21-0422)-CRYSTALS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a single family attached residential structure.

DESIGN REVIEW for a single family attached structure on 0.1 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located on the west side of Palm Street, 380 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

162-01-510-023

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (up to 18 du/ac)

BACKGROUND:

Project Description

General Summary

- Site Address: 1031 Palm Street
- Site Acreage: 0.1
- Project Type: Single family attached residential (2 family dwelling)
- Number of Lots: 1
- Number of Stories: 2
- Building Height (feet): 24.5
- Square Feet: 1,689 (each unit)

Site Plans

The approved plans depict a 2 family dwelling on a double frontage lot. The lot has access from both Taggart Street and Palm Street. The surrounding neighborhood is a mix of single and 2 family residential uses. One unit will face Taggart Street and the other will face Palm Street. The total lot size is approximately 5,000 square feet. Due to Title 30 regulations, this lot cannot be subdivided and will remain as 1 lot with 2 attached single family units under 1 ownership. Each unit will have a concrete driveway and will have landscaped areas in the front yard and along the side yards. An existing CMU screen wall will remain along the north property line.

Landscaping

The plans depict landscape areas in the front and side yards, including trees, groundcover, and shrubs.

Elevations

The plans depict a 2 family dwelling with a pitched roofline, garage doors, stucco finish, and tile roof. Architectural enhancements are shown on the elevations.

Floor Plans

The plans depict attached single family residences with the main level having living rooms, dining rooms, kitchens, laundry, and powder rooms. The upstairs includes 3 bedrooms, bathrooms, linen closets, and hallways.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0422:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

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.

Applicant's Justification

The applicant states they do not have access to any communications regarding this application, so they are requesting an extension of time.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|----------------|--------------|
| UC-21-0422 | Use permit and design review for 2 single family attached dwellings | Approved by PC | October 2021 |
| VS-0512-02 | Vacated a portion of Taggart Street right-of-way | Denied by PC | May 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------|---|----------------------------------|---------------------------|
| North & South | Compact Neighborhood (up to 18 du/ac) | RS3.3 | Single family residential |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Undeveloped |
| West | Compact Neighborhood (up to 18 du/ac) | RS3.3 | Manufactured home park |

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since this is the first extension of time, staff can support the request. However, it needs to be noted that the applicant has not made any progress in the 3 years since approval and has had no activity on their building permit (BD21-57193) for 2 years.

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

- Until October 5, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MRED, LLC

CONTACT: MRED LLC, 4425 E. SAHARA AVENUE, SUITE # 1, LAS VEGAS, NV 89104

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>12-21-0422</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>24-400006</u> DATE FILED: <u>1/9/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>02/15/24</u> PC MEETING DATE: <u>03/05/24</u> BCC MEETING DATE: _____ FEE: <u>\$800</u> |
| | PROPERTY OWNER NAME: <u>Crystal LLC</u> ADDRESS: <u>2831 Armour LN</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-583-1063</u> CELL: <u>702-583-1063</u> E-MAIL: <u>Crystalmarquez2133@gmail.com</u> |
| | APPLICANT NAME: <u>Mred LLC</u> ADDRESS: <u>4425 E Sahara #1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-583-1063</u> CELL: <u>702-583-1063</u> E-MAIL: <u>Crystalmarquez.133@gmail.com</u> REF CONTACT ID #: <u>1725 200 6371</u> |
| CORRESPONDENT NAME: <u>Mred LLC / Junior Rhodes</u> ADDRESS: <u>4425 E Sahara #1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>725-200-6371</u> CELL: <u>702-445-7552</u> E-MAIL: <u>mredlasvegas@gmail.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 162-01-510-023
 PROPERTY ADDRESS and/or CROSS STREETS: 1031 Palm (3031 Palm + 3032 Taggart)
 PROJECT DESCRIPTION: Duplex build

(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.

Crystal Marquez
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-18-2023 (DATE)

By Crystal Marquez
 NOTARY PUBLIC: Polo Munoz Armendariz



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



24-400006
JZ

4425 E Sahara #1
Las Vegas, NV 89104
702-517-1187

This letter is to request an extension of time for Permit UC-21-0422 1032 (3031) Palm & 3032 Taggart st, a new Construction Duplex.

We have received approval from Sami Real, Director to apply for this extension, her letter of approval is included in the application packet as required.

The reason for the needed extension is due to the fact that we are not associated with the original applicant Thomas McCleister and therefore do not have access to any communications regarding this permit.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'Ignacio Robles'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Ignacio Robles
Manager MRED LLC

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0004-ROYCE SHADOW MOUNTAIN VILLAGE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth to a call box in conjunction with a manufactured home park on 30.9 acres in an RS5.2 (Residential Single Family 5.2) Zone.

Generally located on the south side of Karen Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/ng (For possible action)

RELATED INFORMATION:

APN:

161-08-201-001; 161-08-201-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the throat depth for a call box to 50 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction)

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2800 S. Lamb Boulevard
- Site Acreage: 30.9
- Project Type: Access gate and call box installation

Site Plan

The plan depicts an existing manufactured home park with a proposed gated entry. Access to the site is from Lamb Boulevard via a single driveway. The proposed gated access is set back 60 feet 6 inches from Lamb Boulevard. The existing driveway will be widened and reconstructed, which will include revised curbs, gutters, sidewalks, 6 foot high wrought iron fencing, and drive aisle islands. A new call box is shown 50 feet from the lip of the gutter along Lamb Boulevard.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed gates and mechanisms are designed with an overall height of 6 feet.

Applicant's Justification

The applicant is requesting a reduction of the call box distance from the required 100 feet to 50 feet due to the location of the office and surrounding homes. They state the 100 foot standard cannot be accommodated. The applicant states that the gates will be open daily from 9:00 a.m. to 5:00 p.m. Residents will have remote controls to gain access to the manufactured home park and only visitors will use the call box. The traffic study, performed by a Traffic Engineer, states the site plan shows 50 feet of storage while only 25 feet is required. The Traffic Engineer states that 22 vehicles entered the park at evening peak hours.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|-------------------------------------|-----------------|----------------|
| ZC-00-1083 | Reclassified from T-C to R-T zoning | Approved by BCC | September 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North | Public Use | PF | Mack Middle School |
| South & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single family residential |
| East | Compact Neighborhood (up to 18 du/ac) | RM18 & RM32 | Single family residential |

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

Public Works - Development Review

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.

Staff cannot support the reduction in the distance to the call box as this is the only entrance to this site. The reduction will only allow for one vehicle to be at the call box causing other vehicles to be stacked within the right-of-way.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- Traffic study and compliance.

Fire Prevention Bureau

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AXIS NATIONAL SERVICES LLC

CONTACT: AXIS NATIONAL SERVICES LLC, 15303 E TIMBERCREST, MEAD, WA 99021