

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 February 13, 2025. (For possible action)
- IV. Approval of the Agenda for February 27, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
03/18/25 PC

1. **UC-25-0118-SCHMID & COOK, LLC:**

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.

DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action) 03/18/25 PC

2. **VS-25-0077-RAMAR LAND CORPORATION:**

VACATE AND ABANDON a portion of right-of-way being Lamont Street located between Judson Avenue and Carey Avenue, and a portion of right-of-way being Judson Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/kh (For possible action) 03/18/25 PC

3. **DR-25-0076-RAMAR LAND CORPORATION:**

DESIGN REVIEW for a proposed commercial vehicle parking lot on 12.3 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. TS/sd/kh (For possible action) 03/18/25 PC

4. **VS-25-0110-DEJOHN MICHAEL:**

VACATE AND ABANDON of a portion of a right-of-way being Owens Avenue located between Morning Sun Way and Radwick Drive; a portion of a right-of-way being Morning Sun Way located between Owens Avenue and Monroe Avenue; and a portion of a right-of-way being Radwick Drive located between Owens Avenue and Monroe Avenue within Sunrise Manor (description on file). TS/rg/kh (For possible action) 03/18/25 PC

5. **WS-25-0109-DEJOHN MICHAEL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family residential development on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action) 3/18/25 PC

BOARD OF COUNTY COMMISSIONERS

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

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

6. **TM-25-500025-DEJOHN MICHAEL:**
TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action)03/18/25 PC

7. **WS-25-0034-AGUILERA, FRANCISCO & MARIA:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Jade Canyon Circle and 70 feet north of American Beauty Avenue within Sunrise Manor. TS/tpd/kh (For possible action)03/18/25 PC

03/19/25 BCC

8. **UC-25-0074-FUND AF HOLDING TRUST & RICHARD CAROL ANN TRS:**
USE PERMIT to allow contract construction services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/kh (For possible action)03/19/25 BCC

9. **WS-25-0024-UNIVERSAL CONCRETE, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) reduce driveway width.
DESIGN REVIEW for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an Industrial Light (IL) Zone within the Airport Environs (AE-80 & APZ 1) Overlay. Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor. MK/jm/kh (For possible action)03/19/25 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: March 13, 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>

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

February 13, 2025

MINUTES

Board Members: Sondra Cosgrove – Chair –PRESENT Stephanie Jordan –EXCUSED
Earl Barbeau-Vice Chair-PRESENT Kevin Williams-PRESENT
Harry Williams-Member – PRESENT Tyler De Lorenzo- 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 January 30, 2025 Minutes

Moved by: Mr. Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for February 13, 2025

Moved by: Ms. Williams

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Ms. Dennis informed the board that the RTC Nellis AFB Transportation Draft Final Report is available for public review & comment through March 5, 2025.

VI.

Planning & Zoning

02/19/25 BCC

1. **ZC-25-0014-SHAQUILLE O'NEAL FOUNDATION:**

ZONE CHANGE to reclassify 4.81 acres from an RS2 (Residential Single-Family 2) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) 2/19/25 BCC

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

Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

2. **VS-25-0013-SHAQUILLE O'NEAL FOUNDATION:**
VACATE AND ABANDON a portion of right-of-way being Kell Lane located between Lamb Boulevard and Metamora Street (alignment) within Sunrise Manor (description on file). TS/dd/kh (For possible action)**02/19/25 BCC**

Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

3. **UC-25-0012-SHAQUILLE O'NEAL FOUNDATION:**
USE PERMIT for a recreational facility (sports field).
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a quasi-public facility (boys & girls club) on 4.81 acres in a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor. TS/dd/kh (For possible action) **2/19/25 BCC**

Moved by: Harry Williams
Action: APPROVED with if approved conditions
Vote: 4-0/unanimous

03/04/25 PC

4. **WS-25-0001-VARGAS, KARLA P MORALES:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Longfellow Street, 195 feet south of Timberlodge Lane within Sunrise Manor. WM/my/kh (For possible action)**03/04/25 PC**

Moved by: Kevin Williams
Action: APPROVED
Vote: 4-0/unanimous

03/05/25 BCC

5. **ET-24-400147 (UC-23-0138)-KINGSBARN L M G PETROL INVESTMENTS, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-thru on 2.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/nai/kh (For possible action) **03/05/25 BCC**

Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

6. **UC-25-0019-STANLEY INVESTMENT, LLC:**
USE PERMIT to allow a cannabis establishment (cultivation facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)**03/05/25 BCC**

Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

7. **UC-25-0020-STANLEY INVESTMENT, LLC:**
USE PERMIT to allow a cannabis establishment (production facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action) **03/05/25 BCC**

Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

8. **UC-25-0021-STANLEY INVESTMENT, LLC:**
USE PERMIT to allow a cannabis establishment (distributor) in conjunction an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action) **03/05/25 BCC**

Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

9. **ZC-25-0022-PLATINUM MANAGEMENT GROUP 14, LLC:**
ZONE CHANGE to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor (description on file). WM/gc (For possible action) **03/05/25 BCC**

Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

10. **UC-25-0023-PLATINUM MANAGEMENT GROUP 14, LLC:**
USE PERMITS for the following: 1) gas station; and 2) retail.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) buffering and screening; 3) modify residential adjacency standards (trash enclosure); 4) allow attached sidewalks; 5) allow modified driveway design standards; and 6) allow modified street standards.
DESIGN REVIEWS for the following: 1) a retail building; and 2) gas station on 0.55 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. WM/bb/kh (For possible action) **03/05/25 BCC**

Moved by: Harry Williams
Action: APPROVED with if approved staff conditions
Vote: 4-0/unanimous

VII. General Business: None

VIII. Public Comment: Mr. Rojas wanted to thank Commissioner Segerblom's "team" for helping out with the homeless problem in his district. He then commented that Commissioner Kirkpatrick's team should do the same & mentioned 1 homeless lady in particular, turns out she seems to not want help. Other attendees know this woman.

IX. Next Meeting Date: The next regular meeting will be February 27, 2025

X. Adjournment
The meeting was adjourned at 7:45 pm

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0118-SCHMID & COOK, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.

DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action)

RELATED INFORMATION:

APN:

140-05-802-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow outdoor storage adjacent to a residential use where not permissible per Section 30.04.06E.
- b. Allow roll-up overhead doors to face a residential district that is not screened by another building where not permissible per Section 30.04.06N.
2. Reduce street landscaping along Las Vegas Boulevard North to 2 trees where 6 trees are required per Section 30.04.01D (a 67% reduction).
3. a. Allow a 6 foot high screen fence to remain along the north and east property lines where an 8 foot high decorative screen wall is required per Section 30.04.02C.
- b. Eliminate the landscape buffer along the north and east property lines where a 15 foot wide landscape buffer is required per Section 30.04.02C.
4. Eliminate parking lot landscaping where parking lot landscaping is required per Section 30.04.01D.
5. Reduce the number of parking spaces to 15 spaces where 25 spaces are required per Section 30.04.04C (a 40% reduction).
6. Eliminate access gate setbacks where a minimum of 18 feet is required per Section 30.04.03E.
7. Reduce the height of security wire to 5 feet above the ground where a minimum of 8 feet above the ground is required per Section 30.04.03D (a 38% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4073 Las Vegas Boulevard North
- Site Acreage: 4.18
- Project Type: Outdoor storage and vehicle sales
- Number of Stories: 1 (all buildings)
- Building Height (feet):20 (main building)/ 20 (equipment rental or sales and service storage building)/ 15 (pallet office)
- Square Feet: 6,950 (pallet manufacturing)/2,608 (pallet office)/6,031(equipment rental or sales and service)/ 3,000 (vacant)/18,589 (total)
- Parking Required/Provided:25/15
- Sustainability Required/Provided: 7/0

Site Plan

The site plan depicts an existing equipment trailer sales lot, pallet manufacturing, and pallet storage site. Access to the site is from Las Vegas Boulevard North to the south via two driveways. One driveway is at the southwest corner of the lot, and the other driveway is at the southeast corner. Both driveways feature rolling access gates.

A single 24 foot wide drive aisle is depicted on plans and is mainly accessible from the southwest entrance of the property. The drive aisle meanders north through the site and terminates in a turnaround on the northern half of the site.

The main building on site is located near the southeast corner of the parcel, 67 feet from Las Vegas Boulevard North to the south and 10 feet from the interior side property line to the east. Parking for the site is shown on the south and west sides of the building. There are two more buildings on site; one is an equipment sales and service storage building located immediately to the west of the main building and north of the parking area, and the other is centrally located on the site near the west property line. There are also several interior fences and accessory structures throughout the site, as well as areas dedicated to the storage of trash and recycling containers. Display areas for equipment trailers are located throughout the southern half of the site, and outdoor storage areas for stacks of pallets are located throughout the northern half of the site.

Landscaping

Landscaping plans depict the addition of one new large tree on the southeast corner of the property and one new large tree on the southwest corner of the property. Other than the installation of these trees, no landscaping is proposed.

Elevations

Photos depict the main building as being a maximum of 20 feet high. All faces of the main building feature a mixture of metal panels and sheeting, CMU block, wood panels, and glazed storefront windows, with the front (south) face of the building also featuring a metal paneled roof. The north, south, and west faces of the main building also feature overhead roll-up doors.

The equipment sales and service storage building to the west of the main building is depicted as a maximum of 20 feet high and is constructed of sheet metal panels. There are overhead roll-up doors on the north, south, and west faces of the building.

The pallet office that is centrally located near the west property line is depicted as being a maximum of 15 feet high and is constructed with stucco.

Finally, there is a chain link fence that surrounds the entire property that varies from 5 feet to 6 feet in height, and the access gates are both shown as being 6 feet high. There is an additional 1 foot high installation of straight barbwire on top of all of the fencing around the site, including the access gates. Additionally, the applicant has noted that the pallets stored on site are stacked to a maximum height of 15 feet, greater than the height of the fence surrounding the site.

Floor Plans

The floor plan depicts the main building on the southern half of the property as being made up of four main suites and two small office spaces, and these areas are utilized by three different businesses. The first business is located within the central suite of the building and is occupied by "Trailer Depot", an equipment service company. This suite is listed as 3,750 square feet. The north and east suites are occupied by "M&H Pallets", a pallet manufacturing company. These two suites have a combined square footage of 6,950 square feet. The southernmost suite of the main building is currently vacant and is shown as 3,000 square feet. The two small office spaces, located on the west site of the building, are occupied by "M&H Pallets" and "Carson Trailer", an equipment trailer sales business and the third business on site. The "M&H Pallets" office is 300 square feet, and the "Carson Trailer" office is 600 square feet.

The first accessory building to the west of the main building is shown as being 1,681 square feet and is occupied by "Carson Trailer". The second accessory building is shown as being 2,308 square feet and is occupied by "M&H Pallets".

Applicant's Justification

The applicant states that this site is home to multiple businesses that have operated there since 1992. The site was recently sold, and in the transition between owners, UC-04-1502 (the prior land use approval for these uses) expired. The applicant states that the site will remain as it always has been, that there are few public customers, and that the surrounding area is heavily industrial. Additionally, the applicant states that when the property was originally developed it was somewhat desolate, and that much of the infrastructure was developed around it throughout time.

The applicant also states that the businesses on site all share a single dumpster and recycling container, and employees are encouraged to take their trash and recyclables home with them to reduce waste on site. Additionally, the applicant states that planting trees along the property line to the south and throughout the parking area would be cost restrictive, citing the need to remove asphalt and partially reconfigure the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400092-13 (UC-1502-04)	Wood manufacturing third extension of time - until September 23, 2018 to review landscaping and screening - expired	Approved by PC	November 2013
ET-400096-11 (UC-1502-04)	Wood manufacturing second extension of time - until September 23, 2013 to review landscaping and screening - expired	Approved by PC	November 2011
ET-400246-06 (UC-1502-04)	Wood manufacturing first extension of time - until September 23, 2011 to review landscaping and screening - expired	Approved by PC	November 2006
UC-1502-04	Original application for wood manufacturing not within an enclosed building with waivers for screen fencing along a street, street landscaping, trash enclosure, and slats in chain link fence - subject to 2 years for review - expired	Approved by PC	September 2004
VC-0550-92	Wood pallet manufacturing business not within an enclosed building with waivers for screen fencing along a street, street landscaping, and a wall enclosed trash area - subject to a 5 year review - expired	Approved by PC	August 1992

There were other land use approvals not related to this project that have since expired.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18 (AE-65)	Single-family residential
South	Corridor Mixed-Use	H-2 (AE-70)	Parking lot & undeveloped
East	Corridor Mixed-Use	CG (AE-65)	Undeveloped
West	Corridor Mixed-Use	IL (AE-65)	Equipment rental & 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
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.

While staff does not typically support a reduction in screening for outdoor storage, or for the stacking of items above the screen fence or wall, staff acknowledges that the conditions of the site which were previously approved for the same use have not changed. Screen fence height and the stacking of objects (pallets) up to 15 feet high can have negative visual impacts to the surrounding area, but staff can confirm that this site has been used for outdoor storage since the early 1990's based on previous land use approvals and satellite imagery. Developments to the north and east would be most heavily impacted, but the development to the north began long after the subject site's original approval, and the property to the east is still undeveloped. For these reasons, staff can support this request.

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.

Waivers of Development Standards #1 & #3

While outdoor storage is not a permitted use when adjacent to an area subject to residential adjacency standards, and an intense landscape buffer is required along the north and east property lines, staff finds that outdoor storage has been the primary use at this location since the early 1990's, before the residential development to the north existed. The tentative map for the residential development to the north was finalized in 2018 and construction of these residences is still ongoing. Additionally, there is a drainage channel to the north of the outdoor storage site, south of the homes being constructed which adds an additional physical barrier for the residences. The property to the east of the site is undeveloped and requires a landscape buffer based on the planned land use, but similarly to the property to the north, any development that begins will be knowingly located adjacent to an outdoor storage facility. For these reasons, staff can support these requests.

Waiver of Development Standards #2 & #4

Street and parking lot landscaping are useful for preventing the urban heat island effect. Street landscaping improves the aesthetics of street frontages, while parking lot landscaping improves the aesthetics of individual sites. Staff acknowledges that the applicant is planning to plant 2 trees within the boundaries of their property along Las Vegas Boulevard, but 6 trees are required. Similarly, staff acknowledges that some pavement would need to be removed to install parking lot landscaping, but doing so would improve the site overall. Waiving any landscaping is never encouraged by staff, and for these reasons, staff cannot support these requests.

Waiver of Development Standards #5

While the site does not provide the necessary number of parking spaces in relation to the different businesses and uses on site, staff acknowledges that the site itself was developed and approved under a different set of standards, and that the businesses themselves are relatively low traffic with few customers at any given time. For these reasons, staff can support this request.

Waiver of Development Standards #6

Staff finds that the lack of gate setbacks for the site could potentially present a danger to vehicles entering and exiting the site. While the gates have existed for many years and traffic to and from the site is minimal, access gate setbacks are important to prevent accidents and improve overall safety in the area. The applicant states the access gates will remain open during business hours which does help mitigate any potential issues, but there is also no reason that the gates could not be relocated to improve the safety conditions on site. For these reasons, staff cannot support this request.

Waiver of Development Standards #7

The design standards set forth in Title 30 relating to security fencing are set in place for safety purposes, and the reduction of required height for barbed wire presents a safety hazard for staff and customers to the site. Staff acknowledges that the fencing and barbwire has existed for many years, but potential accidents involving barbwire and security fencing may happen at any time. Additionally, while the barbed wire provides additional security for the site, it could be removed and this waiver could be avoided altogether. For this reason, 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 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 that this site has been used for pallet manufacturing and storage since the early 1990s, and that the applicant has remained at this same site since then. Staff also notes that the site was originally approved to operate as it is now by UC-1502-04 and was further approved by multiple subsequent extensions of time up until September of 2018.

While the site does not feature a trash enclosure, a mobile dumpster and a recycling container are provided on site. Additionally, many of the accessory structures on site are not architecturally compatible with the main building, but a majority of them are not visible from Las Vegas Boulevard to the south and were previously approved as they are today.

While staff finds that the site does not meet current Title 30 standards, past approvals coupled with the fact that there are no proposed changes to the uses or existing structures on site lead staff to be supportive of this application. For this reason and those listed before, staff can support this request.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #3, and #5, and the design review; denial of waivers of development standards #2, #4, #6, and #7.

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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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 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: SCHMID & COOK LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 140-05-802-003

PROPERTY ADDRESS/ CROSS STREETS: 4073 N Las Vegas Blvd., Las Vegas, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

A special use permit for outdoor storage in IL zone (pallet manufacturer), vehicle sales in IL zone (increase the number of vehicles on display in conjunction with other uses), waiver of development standards: alternative street landscaping, eliminate landscape buffer along north property line, residential adjacency standards. reduce gate setback, security fencing less than 8 feet above ground, waive trash enclosure.

PROPERTY OWNER INFORMATION

NAME: Schmid & Cook
 ADDRESS: 1092 Country Hills Drive
 CITY: Santa Ana STATE: CA ZIP CODE: 92705
 TELEPHONE: _____ CELL 714-492-3086 EMAIL: SchmidDavidW@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Schmid & Cook
 ADDRESS: 1092 Country Hills Drive
 CITY: Santa Ana STATE: CA ZIP CODE: 92705 REF CONTACT ID # _____
 TELEPHONE: 714-492-3086 CELL 714-492-3086 EMAIL: SchmidDavidW@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taylor Consulting Group
 ADDRESS: 8414 West Farm Road, #180-211
 CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
 TELEPHONE: 702-483-7045 CELL _____ EMAIL: _____

* 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.

David W Schmid
 Property Owner (Signature)*

David Schmid
 Property Owner (Print)

1/22/2025
 Date

- | | | | | | | |
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| <input type="checkbox"/> | | FJC | SDR | TM | WC | OTHER _____ |

UC-25-0118
03/18/2025
 X
Sunrise Manor

ACCEPTED BY: DD
01/27/2025
\$1,800

DATE: 02/27/2025



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

January 27, 2025

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

RE: APN 140-05-802-003

To Whom It May Concern:

Our client has actively been in business at this location since 1992. There are three (3) businesses on property; Trailer Depot (trailer repair), M&H Pallets (pallet manufacturing), and Carson Trailer (trailer sales). There was a breakdown in communication between the previous owner and the new owner and unfortunately, UC-1502-04 expired. There are no changes to the site, and it remains as it has been for decades.

This property is in a heavy commercial/industrial area of Las Vegas with CM to the south; IL to the west; CG to the east; and recently developed RM18 to the north. Between our north property line and the RM18 property there is a large drainage ditch which is fenced and maintained by Clark County.

We are respectfully requesting a use permit to allow outdoor storage not screened from an arterial or collector street with an 8-foot-tall, screened fence per Title 30 Section 30.03.07D.4. The property currently has a 6-foot tall, screened fence, with security wire at the top of the fence. The 6-foot-tall fence was the required code height in 1992. Additionally, we ask for a use permit to allow outdoor storage that is stacked above the height of a screened fence per Title 30 Section 30.03.074D. The onsite pallet company has pallets stacked above the 6-foot-tall fence. The Carson Trailer business respectfully asks for a use permit to allow more than 5 vehicles or pieces of equipment for sale where parking is shared with another use, per 30.03.06.15(i)(a).



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

The trash dumpster is small (29" wide x 76" long x 30" high) and is kept next to the trailer shop (see attached photo). This dumpster is moved by forklift every Monday and Wednesday to the front of the property where Republic Services trucks empty it. It is then moved back in the same manner. It has been this way for decades. We are asking for a design review to eliminate a trash enclosure as required per Section 30.04.05D.5. There are several bins located on property that are for recycling purposes only. They include bins for wood, iron/metal/steel/aluminum. There is no other recycling other than that of employees and they are asked to bring their personal recycling (if any, i.e. from lunch) to their home.

Our client will plant two (2) trees where six (6) are required along the front parcel facing Las Vegas Boulevard. They are prepared to pay the tree-in-lieu fee for four (4) trees.

There are two roll-up doors facing Las Vegas Boulevard. Neither door is used, and parking spaces are striped in front of both doors. There are two roll-up doors facing RM18 to the north that are in use during operating hours. We ask for a waiver of standards per 30.04.06(N), as this property was developed long before the RM18 property. The gates to the property, facing Las Vegas Boulevard, will remain open during normal business hours (see attached photos).

The required number of parking spaces, per 30.04.04(D)(1), for this parcel are 31, we are asking for a waiver of standards to reduce that number to 15. Although there are three (3) businesses on property, they are not visited by the public very often. There would never be a time when all 15 parking spaces are occupied. Additionally with the parking lot being paved for 30 years, we ask for a waiver of standards for parking lot landscaping, per 30.04.01(D).

When the property was developed in 1992/93, building permit number BD92-9694-EL, the Clark County code was vastly different. This parcel was in a desolate area of Las Vegas, and Vegas has grown around our client. The landscaping requirements for the



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

property was null due to the parcel being in the "middle of nowhere". There is vegetation in the center of the parcel, that is where the "home" (now office) was and that dates back several decades. It would cause hardship and much added expense to plant trees and keep them watered in this harsh desert landscape which still exists at this Las Vegas address.

To recap our requests:

UC #1: Allow a 6-foot-tall fence where an 8-foot-tall fence is required per 30.03.07.D.4.

UC #2: Allow material (pallets) to be stacked to 15 feet tall where it should not be above the height of the fence per section 30.03.07.4.i.c without a use permit in this IL.

UC #3: Allow more than 5 vehicles or pieces of equipment for rental or sale when parking is shared with another use. Additional vehicles may be requested per §30.06.08G Zoning Compliance (AC), following review of an applicant-provided parking analysis and site plan.

WS #1: Allow outdoor storage in an area subject to residential adjacency standards per section 30.04.06E.1.

WS #2: Eliminate landscape buffer requirements (8-foot wall with 15-foot LS strip) on the north and west where required per section 30.04.02.

WS #3: Reduce both gate setbacks at Las Vegas Boulevard to 0 feet when 18 feet is required by 30.04.04.E.

WS #4: To allow 15 parking spaces where 31 are required per 30.04.04.D.

WS #5: To allow security wire less than 8 feet above ground per 30.04.03.D.



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

DR #1: Allow accessory structures not compatible in color and materials to the primary structure per Section 30.04.05D.7

DR #2: Eliminate a trash enclosure as required per Section 30.04.05D.5.

Please note that Public Works has No Comment on this project.

Thank you for your time and consideration of our application. This property is, and has always been, harmonious with the surrounding area.

Respectfully,

Nathaniel Taylor

Molly J Taylor

Nathaniel Taylor
President

Molly J Taylor
Project Manager

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0077-RAMAR LAND CORPORATION:

VACATE AND ABANDON a portion of right-of-way being Lamont Street located between Judson Avenue and Carey Avenue, and a portion of right-of-way being Judson Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-502-001; 140-20-502-002; 140-20-502-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation of 5 foot wide portions of Judson Avenue and Lamont Street to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0267	Finished grade in conjunction with a future industrial development - expired	Approved by BCC	July 2021
TM-20-500114	1 lot industrial subdivision - expired	Approved by PC	September 2020
ZC-0006-00	Outdoor storage on a portion of the site	Approved by BCC	June 2000
ZC-151-86	Zone change from M-D zone to M-1 zone for an office/warehouse building	Approved by BCC	August 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-65, AE-70, & APZ-2)	Industrial buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	RM32 & RS20 & IL (AE-65 & APZ-2)	Multi-family development, outside storage, & industrial building
East	Business Employment	IL & IP (AE-65 & APZ-2)	Outside storage & industrial building
West	Business Employment	IL & IP (AE-65 & APZ-2)	Warehouse/office building & undeveloped

Related Applications

Application Number	Request
DR-25-0076	A design review for a truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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

- 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 objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAMAR LAND CORPORATION

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-502-006, 140-20-502-001, 140-20-502-002

PROPERTY ADDRESS/ CROSS STREETS: 4905 E. Carey Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed trailer surface parking lot with perimeter fence and gate-controlled access. There are no proposed buildings/vertical structures with this project.

PROPERTY OWNER INFORMATION

NAME: RAMAR Land Corporation
 ADDRESS: 600 Gillam Road
 CITY: Wilmington STATE: OH ZIP CODE: 45177
 TELEPHONE: 800-543-5589 CELL 800-543-5589 EMAIL: construction.permits@rlcarriers.com

APPLICANT INFORMATION (must match online record)

NAME: R+L Carriers C/O Mr. Stan Richards
 ADDRESS: 600 Gillam Road
 CITY: Wilmington STATE: OH ZIP CODE: 45177 REF CONTACT ID # _____
 TELEPHONE: 800-543-5589 CELL 800-543-5589 EMAIL: construction.permits@rlcarriers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell -- Jennifer Lazovich
 ADDRESS: 1980 Festival Plaza Dr. #650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: sjperce@kcrwlaw.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)*

STAN RICHARDS
 Property Owner (Print)

11/25/29
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input 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) VS-25-0077

ACCEPTED BY JUD

PC MEETING DATE 03/18/2025

DATE 01/21/2025

BCC MEETING DATE _____

FEES \$1200.00

TAB/CAC LOCATION Sunrise Manor DATE 02/27/2025

Kimley»Horn

December 24, 2024

Clark County Public Works Map Team
500 S Grand Central Pkwy
Las Vegas, NV 89155

VS-2S-0077

RE: *RL+C Carriers ROW Vacation - Justification Letter*

On behalf of the property owner of 4905 E. Carey Ave., this justification letter is provided to support an application for the vacation of a portion the existing ROW on the property to allow for the County required detached sidewalk. The justification for this vacation request is to ensure conformation to Clark Country standards as shown on the Vacation Site Plan.

Please contact me at 702-514-1207 or TJ.Yochum@kimley-horn.com should you have any questions.

Sincerely,

TJ Yochum, E.I.T.

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0076-RAMAR LAND CORPORATION:

DESIGN REVIEW for a proposed commercial vehicle parking lot on 12.3 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. TS/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-502-001; 140-20-502-002; 140-20-502-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4905 & 4945 E. Carey Avenue
- Site Acreage: 12.3
- Project Type: Commercial vehicle parking lot
- Sustainability Required/Provided: 7/2

Site Plans

The plans depict a proposed 316 space commercial truck and trailer parking lot. Access to the site is from Lamont Street near Carey Avenue, and it will be gated to control access. There will be a 10 foot high security fence with tension wire fabric mesh around the perimeter of the site, setback for required landscaping. The plans depict no buildings being proposed with this use and all existing buildings will be demolished.

Landscaping

The plans depict street landscaping along Lamont Street, Carey Avenue, and Judson Avenue with large trees spaced 20 feet on center. A detached sidewalk with 5 feet of landscaping on both sides is shown on Lamont Street and Judson Avenue, and an attached sidewalk with a 15 foot wide landscape strip is shown on Carey Avenue. Landscaping is also shown on both sides of the entry drive aisle and along the east property line in front of the security fence. Landscaping includes trees and shrubs.

Applicant's Justification

The applicant states this application is to establish a parking lot for commercial vehicle trailers. The vehicles parking in this lot will change daily. The property meets the perimeter landscaping requirements, which will contribute to screening. The parking lot will be secured by an access gate.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0267	Finished grade in conjunction with a future industrial development - expired	Approved by BCC	July 2021
TM-20-500114	1 lot industrial subdivision - expired	Approved by PC	September 2020
ZC-0006-00	Outdoor storage on a portion of the site	Approved by BCC	June 2000
ZC-151-86	Zone change from M-D zone to M-1 zone for an office/warehouse building	Approved by BCC	August 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & IL (AE-65, AE-70, & APZ-2)	Industrial buildings
South	Business Employment	RM32 & RS20 & IL (AE-65 & APZ-2)	Multi-family development, outside storage, & industrial building
East	Business Employment	IL & IP (AE-65 & APZ-2)	Outside storage & industrial building
West	Business Employment	IL & IP (AE-65 & APZ-2)	Warehouse/office building & undeveloped

Related Applications

Application Number	Request
VS-25-0077	Vacation and abandonment of right-of-way 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

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.

Staff finds that the parking of commercial vehicles is less intense than other industrial uses within this immediate area. A parking lot at this location would not be unsightly when considering the applicant is providing perimeter landscaping per code and that most of the properties in the area are utilized primarily for industrial uses. The residential uses to the south will also be screened by landscaping along Judson Avenue. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;

- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAMAR LAND CORPORATION

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-502-006, 140-20-502-001, 140-20-502-002

PROPERTY ADDRESS/ CROSS STREETS: 4905 E. Caray Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed trailer surface parking lot with perimeter fence and gate-controlled access. There are no proposed buildings/vertical structures with this project.

PROPERTY OWNER INFORMATION

NAME: RAMAR Land Corporation
 ADDRESS: 600 Gillam Road
 CITY: Wilmington STATE: OH ZIP CODE: 45177
 TELEPHONE: 800-543-5589 CELL 800-543-5589 EMAIL: construction.permits@ricarriers.com

APPLICANT INFORMATION (must match online record)

NAME: R+L Carriers C/O Mr. Stan Richards
 ADDRESS: 600 Gillam Road
 CITY: Wilmington STATE: OH ZIP CODE: 45177 REF CONTACT ID # _____
 TELEPHONE: 800-543-5589 CELL 800-543-5589 EMAIL: construction.permits@ricarriers.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell -- Jennifer Lazovich
 ADDRESS: 1980 Festival Plaza Dr. #650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: agencia@kcnvlaw.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)*

STAN RICHARDS
 Property Owner (Print)

11/25/29
 Date

- DEPARTMENT USE ONLY:
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| <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) DR-25-0076 ACCEPTED BY JUD
 PC MEETING DATE 03/18/2025 DATE 01/21/2025
 BCC MEETING DATE _____ FEES \$1000.00
 TAB/CAC LOCATION Sunrise Manor DATE 02/27/2025

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

January 14, 2025

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter –
Design Review for a Parking Lot at Judson Avenue and Lamont Street
APNs: 140-20-502-001, 002, & 006**

DR-25-0076

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is seeking to develop a parking lot on property located on the northeast corner of Judson Avenue and Lamont Street. The property is more particularly described as APNs: 140-20-502-001, 002, & 002 (collectively the "Site"). The Site approximately 12.3 acres.

Design Review

The Site is zoned Industrial Light (IL) and Industrial Park (IP). A parking lot is an allowed use in the IL and IP zoned district. Here, the Applicant is proposing to design and develop a surface space parking lot with 316-trailer parking spaces. The Site complies with all the perimeter landscaping and setbacks.

Access to the Site is from Lamont Street. The Site is gated. The throat depth to the gate is 195-feet. There will be an 10-foot-tall security fence with a barbwire on top around the perimeter of the Site. Since the Site is merely a parking lot with no structures, there are no sustainability points. The Site is meeting the perimeter landscaping requirements which will contribute to screening on the Site. The Site is secured by a gate from the access point off Lamont Drive. There are two main drives aisles within the Site that are 80'-0" in width and 48'-5" at it narroweset.

Pedestrian connectivity is not provided on Site, however, because this is a parking lot, any necessary connectivity is provided off site away from drive aisles. The Site will service short-term stasy for commercial trucking vehicles of less than 24-hours. The proposed lot will not serve vehicles for extended stay of multiple days or weeks. The vehicles parking in this lot will change daily.

The Site meets 2 of 7 required sustainability points required for commercial developments. The sustainability measures include 1) Trees – Provides 10% more than required by Title. (1 point) and 2) Water-Efficient Planting – Provides 95% more of plants that have low or very low water needs (1 Point).

Clark County Comprehensive Planning
January 14, 2025
Page 2

KAEMPFER

CROWELL

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/amp

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0110-DEJOHN MICHAEL:

VACATE AND ABANDON of a portion of a right-of-way being Owens Avenue located between Morning Sun Way and Radwick Drive; a portion of a right-of-way being Morning Sun Way located between Owens Avenue and Monroe Avenue; and a portion of a right-of-way being Radwick Drive located between Owens Avenue and Monroe Avenue within Sunrise Manor (description on file). TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

140-26-102-002; 140-26-102-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of the following: 1) 5 foot portion of Owens Avenue, north of APN 140-26-102-002; 2) 5 foot portion of Morning Sun Way, west of APN 140-26-102-002; and 3) 5 foot portion of Radwick Drive, east of APN 140-26-102-003. The applicant states the vacation of the portions of the rights-of-way is to accommodate for detached sidewalks for the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1595-01	A zone change to reclassify 34 acres from R-E to R-D and a special use permit for a planned unit development for 117 lot single family residential subdivision	Withdrawn	February 2002
SC-1719-98	A street name change to create a consistent street name along the Los Feliz Street alignment on the east boundary of this site	Approved by BCC	December 1998

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0109	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500025	A tentative map for a 15 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

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 4 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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES- NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-26-102-002 & 140-26-102-003

PROPERTY ADDRESS/ CROSS STREETS: Radwick & Owens

DETAILED SUMMARY PROJECT DESCRIPTION

15 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Michael DeJohn
 ADDRESS: 12183 Mojave Gold Rd #4
 CITY: Las Vegas STATE: NV ZIP CODE: 89183
 TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC
 ADDRESS: 10100 W. Charleston
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
 ADDRESS: 6030 S. Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL: _____ EMAIL: emilys@taneycorp.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

Michael DeJohn
 Property Owner (Signature)*

Michael DeJohn
 Property Owner (Print)

11/11/24
 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"/> LIC | <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 checked="" type="checkbox"/> VS | <input 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 | <input type="checkbox"/> OTHER |

APPLICATION # (s) VS-25-0110

PC MEETING DATE 3/18/25

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

DATE 2/27/25

ACCEPTED BY PG
 DATE 1/27/25
 FEES \$1,200



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

December 2, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Radwick & Owens
APR-24-101232
APN: 140-26-102-002 & -003
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes -- Nevada, LLC, is respectfully submitting justification for the following vacations.

Right-of-Way Vacation

This request is to vacate portions of Radwick Drive, Owens Ave, and Morning Sun Way public right-of-ways conveyed to Clark County.

These vacations are being requested so that a 5-foot-wide detached sidewalk may be constructed along Radwick Drive, Owens Ave., and Morning Sun Way.

A legal description, exhibit, and supporting documents for each vacation has been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Emily Sidebottom
Project Coordinator

03/18/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0109-DEJOHN MICHAEL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family residential development on 7.81 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

140-26-102-002; 140-26-102-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce front setbacks to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).
2. Increase the retaining wall height to 10 foot where 3 feet is the maximum allowed per Section 30.04.03 (a 233.33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.81
- Project Type: Single-family residential development
- Number of Lots: 15
- Density (du/ac): 1.92
- Minimum/Maximum Lot Size (square feet): 20,004/22,374 (gross)/ 16,201/21,023 (net)
- Number of Stories: 1
- Building Height (feet): up to 31
- Square Feet: 3,042 to 3,804

Site Plans

The plans depict a proposed single-family residential development consisting of 15 lots on 7.81 acres. The density of the overall development is shown at 1.92 dwelling units per acre. The lot range in size from a minimum 20,004 square feet (gross) to a maximum 22,374 square feet

(gross) and a minimum 16,201 square feet (net) to a maximum 21,023 square feet (net). The 15 single-family lots will be accessed from a 49 foot wide, east/west street via Morning Star Way, a public street. The east/west street ends in an intersection with a north/south street to the east, also a public street. The east/west and north/south streets contain 5 foot wide sidewalks on both sides of the private streets. The east/west street terminates in an intersection with the north/south. The north/south street terminates as a stub street to the north end, and as a cul-de-sac to the south end. The proposed retaining wall along the southern boundary line of the development features a 10 foot high retaining wall and a 6 foot high retaining wall along the east boundary line which is below grade from Radwick Drive. The applicant has requested waivers for the increased in retaining wall height.

Landscaping

A 15 foot wide landscape strip consisting of a 5 foot wide detached sidewalk and two 5 foot wide landscape strip on both sides of the sidewalk are provided along Morning Sun Way, Owens Avenue and Radwick Drive. The plan depicts the street landscaping comprised of a large type tree that is planted 30 feet on center.

Elevations

The plans depict 3, single-story homes that measures from 29 to 31 feet in height. Each home comprises of brick veneer, window overhang, variable roof line and coach lights.

Floor Plans

The plans depict 3 to 4 bedrooms, and 2.5 to 3.5 bathrooms. Each home will have a 3 car side-loaded garage.

Applicant's Justification

The applicant states to the northwest of the site the front setbacks for the house are approximately 20-29 feet from the back of curb. The development to the south of the development has setbacks this is approximately 22 feet to 29 feet. The surrounding area features setbacks of 20 feet from the back of curb, which aligns with the established standards of the neighborhood. The application further states this ensures consistency and maintains the aesthetic integrity of the area, which will contribute positively to the community without causing any adverse effects and the impact is negligible. The increase in wall height is necessary so that the site maintains adequate drainage and the excess retaining is needed along Lot 7. Radwick Drive is very steep which causes excess retaining.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1595-01	A zone change to reclassify 34 acres from R-E to R-D and a special use permit for a planned unit development for 117 lot single family residential subdivision	Withdrawn	February 2002
SC-1719-98	A street name change to create a consistent street name along the Los Feliz Street alignment on the east boundary of this site	Approved by BCC	December 1998

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0110	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-25-50025	A tentative map for a 15 single-family residential lot 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

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 applicant is requesting to allow 20 foot setbacks for all proposed lots where 40 feet is normally required. The existing single-family homes nearby features at least 50% of the primary structure width that is reduced by 12 feet with enhanced decorative features. The Code allows a front setback reduction of 12 feet for 50% of the primary structure width within RS20 zoned areas which provides more design flexibility on larger single-family lots. However, the proposed home designs do not qualify for the setback reduction as it would be for more than 50% of the structure width. Increasing the size of the lots to meet the minimum required lot size and redesigning the homes to meet Code requirements could remove the need for this waiver. Staff does not support this request.

Waiver of Development Standards #2

The applicant indicated that an increase in height is necessary so that the site maintains adequate drainage. The proposed 6 foot high retaining wall along the east property line APN 140-26-102-003 will be located below grade from Radwick Drive right-of-way. However, the proposed 10 foot high retaining wall along the south boundary line will be located above the grade of the adjacent lots. Staff recognizes there may be design constraints for the project site; increase in the

retaining wall heights. There are alternative in the code like tiered wall may be used with a landscaped with 3 foot horizontal offset provided between each 3 feet of vertical height. This request is a self-imposed hardship that can be rectified by a redesign of the subdivision. Therefore, 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 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 development is consistent with the planned and existing uses in the immediate area. The development is compliant with Policy SM-1.1 (Neighborhood Integrity) and Policy SM-1.4 (Ranch Estate Neighborhood) of the Master Plan that encourage preserving the integrity of uniform neighborhoods and compatible infill development. However, staff finds that the applicant could design the subdivision to meet the front and rear setback requirements and retaining wall requirements per Title 30. Subdivision design standards are put in place to promote appropriate setbacks and create safe neighborhoods. Since staff does not support the waivers of development standards, staff cannot support the design review.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 4 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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;
- Full off-site improvements;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0418-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES- NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-26-102-002 & 140-26-102-003

PROPERTY ADDRESS/ CROSS STREETS: Radwick & Owens

DETAILED SUMMARY PROJECT DESCRIPTION

15 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Michael DeJohn

ADDRESS: 12183 Mojave Gold Rd #4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

EMAIL: emilys@taneycorp.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.

Michael DeJohn
Property Owner (Signature)*

Michael DeJohn
Property Owner (Print)

11/11/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <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) WS-25-0109

PC MEETING DATE 3/18/25

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

DATE 2/27/25

ACCEPTED BY RG

DATE 1/27/25

FEES \$1,300



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 23, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Radwick & Owens
APR-24-101232
APN: 140-26-102-002 & 140-26-102-003
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 7.81 gross acre, 15-lot single-family residential subdivision.

Tentative Map

The subject site is 7.81 gross acres and located south of Owens Avenue and west of Radwick Drive. A Tentative Map is requested to allow for the development of a 15-lot single-family residential subdivision with a density of 1.92 dwelling units per acre. The lots range in size from 20,004 gross square feet (16,201 net square feet) to 22,374 square feet (21,023 net square feet), with an average lot size of 20,325 square feet (18,976 net square feet). The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of RN (Ranch Estates Neighborhood). There will not be any modifications for the zoning or Planned Land Use.

Morning Sun Way, Ownes Avenue, and Radwick Drive will receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights. All lots will be accessed via 49' wide public street with 30" modified roll curb.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
North (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single- Family (RS20)
South (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single- Family (RS20)
East (Undeveloped)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single-Family 20 (RS20)

PLANNER COPY



Perimeter landscaping will be provided along all public rights-of-way. The landscape areas will consist 15-foot landscaping with 5-foot detached sidewalks. This is consistent with Title 30 requirements.

Waiver of Development Standards- Front Setbacks

This request is to waive Section 30.02.04. B to allow 20- foot front setback on lots 1-15 where a 40- foot front setback is required from back of curb. To the northwest of the site the front setbacks for the house are approximately 29-20 feet from back of curb. to the south of the development the setbacks are around 22 feet to 29 feet. The surrounding area features setbacks of 20 feet from the back or curb, which aligns with the established standards of the neighborhood. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

Waiver of Development Standards – Wall Height

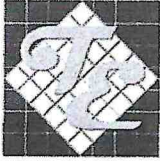
This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 14-foot of retaining wall on the south for lot 7, a 9.31 to the south on boundary line, and 6-foot retaining wall on east side where 3 feet is allowed. The plans reflect 13.24 feet, 9.31 feet, and 5.73 feet, we are asking for more as a buffer. The increase in height is necessary so that the site maintains adequate drainage. The lowest point of the site is located at the intersection of Owen Avenue and Morning Sun Way. To drain the site to this location, we must run the north/south street at minimum slope (0.5%). Due to Morning Sun being very flat, this causes for the excess retaining wall that is needed along Morning Sun Way. Note that excess retaining is needed along Owens as well. Owens Street is very steep which causes excess retaining.

Design Review – Architecture

This request is for a design review of 3 architectural floor plans and elevations. The one story detached single-family homes are 3,042 to 3,804 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of brick finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater as it is shown by the chart. We will be complying with Section 30.02.25.D.3.iv(c) where it states that “The front setback for 50% of the primary structure width may be reduced by 12 feet if enhanced decorative features are provided, such as bay windows or stucco pop-outs” per Section 30.02.25. D.3. ii. (b) is allowed. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a three-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Stratton	WD2 3804	3,804	1 story	30’-7 ¾”	3 car garage
Mantle II	WD2 3191	3,191	1 story	32’ -8 ¼”	3 car garage
Bradley II	WD2 3042	3,042	1 story	28’- 7 ¾”	3 car garage

Plan Name	Plan Number	Architectural Features
Stratton	WD2 3804	Front Elevation: - Brick - Window Overhang - Variable Roof Line - Coach Lights



		<p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Overhang - Variable Roof line <p>Left Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Brick <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Garage - Brick - Coach Lights
Mantle II	WD2 3191	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Brick - Window Overhang - Variable Roof Line - Coach Lights <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Overhang - Variable Roof line <p>Left Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Brick - Garage <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Brick
Bradley II	WD2 3042	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Brick - Window Overhang - Variable Roof Line - Coach Lights <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Overhang - Variable Roof line <p>Left Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Brick - Garage - Coach Lights <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Brick - Window Overhang

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

**PLANNER
COPY**

03/18/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500025-DEJOHN MICHAEL:

TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 7.81 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

140-26-102-002; 140-26-102-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.81
- Project Type: Single-family residential development
- Number of Lots: 15
- Density (du/ac): 1.92
- Minimum/Maximum Lot Size (square feet): 20,004/22,374 (gross) and 16,201/21,023 (net)

Project Description

The plans depict a proposed single-family residential development consisting of 15 lots on 7.81 acres. The density of the overall development is shown at 1.92 dwelling units per acre. The lot range in size from a minimum 20,004 square feet (gross) to a maximum 22,374 square feet (gross) and a minimum 16,201 square feet (net) to a maximum 21,023 square feet (net). The 15 single-family lots will be accessed from a 49 foot wide, east/west street via Morning Star Way, a private street. The east/west street ends in an intersection with a north/south street to the east. The east/west and north/south streets contain 5 foot wide sidewalks on both sides of the private streets. The east/west street terminates in an intersection with the north/south. The north/south street terminates as a stub street to the north end, and as a cul-de-sac to the south end.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1595-01	Reclassify 34 acres from R-E to R-D and a special use permit for a planned unit development for 117 lot single family residential subdivision	Withdrawn	February 2002

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1719-98	A street name change to create a consistent street name along the Los Feliz Street alignment on the east boundary of this site.	Approved by BCC	December 1998

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0109	Waivers of development standards and a design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0110	A vacation and abandonment of portions of rights-of-way 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

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Morning Star Way. This is not in compliance with Section 30.04.09C. Staff does not support the design of the subdivision and the waivers of development standards; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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 that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0418-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES-NEVADA, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-26-102-002 & 140-26-102-003

PROPERTY ADDRESS/ CROSS STREETS: Radwick & Owens

DETAILED SUMMARY PROJECT DESCRIPTION

15 lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Michael DeJohn

ADDRESS: 12183 Mojave Gold Rd #4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

EMAIL: emilys@taneycorp.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.

Michael DeJohn
Property Owner (Signature)*

Michael DeJohn
Property Owner (Print)

11/11/24
Date

DEPARTMENT USE ONLY:

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| <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 type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) TM-25-500025

ACCEPTED BY RG

PC MEETING DATE 3/18/25

DATE 1/27/25

BCC MEETING DATE _____

FEE \$750

TAB/CAC LOCATION Sunrise Manor DATE 2/27/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 21, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Radwick & Owens
APR-24-101232
APN: 140-26-102-002 & 140-26-102-003
Justification Letter (Tentative Map)

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 7.81 gross acre, 15-lot single-family residential subdivision.

Tentative Map

The subject site is 7.81 gross acres and located south of Owens Avenue and west of Radwick Drive. A Tentative Map is requested to allow for the development of a 15-lot single-family residential subdivision with a density of 1.92 dwelling units per acre. The lots range in size from 20,004 gross square feet (16,201 net square feet) to 22,374 square feet (21,023 net square feet), with an average lot size of 20,325 square feet (18,976 net square feet). The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of RN (Ranch Estates Neighborhood). There will not be any modifications for the zoning or Planned Land Use.

Morning Sun Way, Ownes Avenue, and Radwick Drive will receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights. All lots will be accessed via 49' wide public street with 30" modified roll curb.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
North (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single- Family (RS20)
South (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single- Family (RS20)
East (Undeveloped)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	Ranch Estates Neighborhood (RN up to 2 du/ac)	Residential Single-Family 20 (RS20)



Perimeter landscaping will be provided along all public rights-of-way. The landscape areas will consist 15-foot landscaping with 5-foot detached sidewalks. This is consistent with Title 30 requirements.

We are proposing 1 through access drive where Section 30.04.09.C.1 requires a minimum of 2 through-access drives for a single-family subdivision that is larger than 5 acres. Although the 15 lots are part of the same subdivision, lots 1-2 will have their main entrance from Morning Sun Way, while the remaining lots will be accessed through 49-foot private street, we believe the impact will be negligible.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Handwritten signature of Susan Florian

Susan Florian
Land Planner

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0034-AGUILERA, FRANCISCO & MARIA:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Jade Canyon Circle and 70 feet north of American Beauty Avenue within Sunrise Manor. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

161-03-321-059

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for a proposed addition to 10 feet where 15 feet is required per Section 30.02.07 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2069 Jade Canyon Circle
- Site Acreage: 0.10
- Project Type: Addition and patio cover
- Number of Stories: 1
- Building Height (feet): 11 (addition and patio cover)/16 (existing dwelling)
- Square Feet: 158 (addition)/129 (patio cover)/1,216 (existing dwelling)

Site Plans

The plans depict an existing single-family residence with access provided via Jade Canyon Circle. The dwelling is positioned 5 feet from the south property line and 9 feet from the north property line. It is 20 feet from the west and east property lines. The proposed addition will be located on the west side of the existing dwelling, 10 feet from the rear property line to the west. There is also a proposed patio cover that will be located on the north side of the addition, which will be attached to the existing dwelling and the proposed addition.

Landscaping

No additional landscaping is proposed with this request

Elevations

The plans depict an existing single-family residence that is 16 feet in height. The proposed addition and patio cover will be 11 feet in height. The addition will have a 3 coat stucco exterior and will be painted to match the existing dwelling. The proposed patio cover and addition will have roof tiles to match the existing dwelling. There will be a pedestrian door on the south side of the addition that will provide exterior access.

Floor Plans

The plans depict a proposed addition with a bedroom, a bathroom, and a new patio cover. The bedroom and bathroom will be 158 square feet combined. The attached patio cover will be 129 square feet. No interior work will be completed for the existing dwelling which is 1,216 square feet.

Applicant’s Justification

The applicant states that there is an existing patio cover that will be removed for this proposed addition and new patio cover. The addition will be for a family member who is in poor health and needs constant care. Additionally, the applicant indicates that there is not more than 60% hardscape on the subject site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	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

Comprehensive Planning

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 finds that the request will have no impact to the surrounding area. It will not be visible from the right-of-way and will be similar to the existing dwelling. The proposed patio cover can be as close as three feet from the west property line, so this structure is not in question. The addition meets the interior side setback requirements of Title 30 and will still be 10 feet from the west property line. Furthermore, the request aligns with Policy 1.1.4 of the Master Plan, which encourages housing options that facilitate aging in place and accommodations for older residents.

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

- 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: FRANCISCO AGUILERA

CONTACT: FRANCISCO AGUILERA, 2069 JADE CANYON CIR, LAS VEGAS, NV 89142



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-03-321-059

PROPERTY ADDRESS/ CROSS STREETS: 2069 Jade Canyon Circle Las Vegas, NV 89142

DETAILED SUMMARY PROJECT DESCRIPTION

To build a 208 sqft addition to single family residence.

PROPERTY OWNER INFORMATION

NAME: Francisco Aguilera
 ADDRESS: 2069 Jade Canyon Circle
 CITY: Las Vegas STATE: NV ZIP CODE: 89142
 TELEPHONE: _____ CELL 702-855-0370 EMAIL: IMAGESBAR@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Francisco Aguilera
 ADDRESS: 2069 Jade Canyon Circle
 CITY: Las Vegas STATE: NV ZIP CODE: 89142 REF CONTACT ID # _____
 TELEPHONE: 702-855-0370 CELL _____ EMAIL: IMAGESBAR@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Francisco Aguilera
 ADDRESS: 2069 Jade Canyon Circle
 CITY: Las Vegas STATE: NV ZIP CODE: 89142 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-855-0370 EMAIL: IMAGESBAR@hotmail.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)*

Francisco Aguilera
 Property Owner (Print)

10-30-24
 Date

DEPARTMENT USE ONLY:

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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 | <input type="checkbox"/> OTHER |

APPLICATION # (s) WS-25-0034
 PC MEETING DATE 3/18/25
 BCC MEETING DATE _____
 TAB/CAC LOCATION Sunrise Manor DATE 2/27/25

ACCEPTED BY Tyler (Tpd)
 DATE 1/9/25
 FES \$ 800.00

December 17, 2024

Justification Letter

TO: Comprehensive Planning department

RE: To allow setback rear to 10 feet

APN: 161-03-321-059

OWNER BUILDER: Francisco Aguilera

To Whom It May Concern,

This is a waiver application to reduce the rear set back to 10 feet where 20 feet the minimum per section 30.02.07 to construct an addition at 2069 Jade Canyon Cir Las Vegas, Nv 89142. There is an existing patio cover that will be removed. This addition room is planned for my mother in law who is an elder woman with poor health. This addition does not necessarily require a waiver for hardscaping as the area is 58.6% which does not exceed 60%; the maximum per section 30.04.01 D.3.

We thank you in advance for your time and consideration. If you have any questions, please feel free to always contact us.

Sincerely, *Francisco Aguilera*

Francisco Aguilera

Imagesbar@hotmail.com

702-858-0370

PLANNER
COPY

WS-25-0034

JL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0074-FUND AF HOLDING TRUST & RICHARD CAROL ANN TRS:

USE PERMIT to allow contract construction services.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-16-102-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Betty Lane where a 6 foot wide landscape strip with 1 large tree every 30 feet is required per Section 30.04.01D.
2. Eliminate parking lot landscaping where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Betty Lane where required per Section 30.04.08.
4. Allow the existing driveway along Betty Lane to remain where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3125 Betty Lane
- Site Acreage: 1.41
- Project Type: Proposed contract construction services with a proposed office/warehouse building
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 3,675 (warehouse)/325 (office)

- Parking Required/Provided: 6/6
- Sustainability Required/Provided: 5/2

Site Plan

The plan depicts a proposed office/warehouse building to be utilized for a proposed contract construction service (plastering company) on the subject parcel. The plan shows a pre-manufactured steel building set back zero feet from the west property line, 57 feet from the south property line, and 10 feet from the north property line. Access to the site is from Betty Lane to the east, and the existing driveway leads west to the 2 centrally located 24 foot wide drive aisles which are parallel from one another. There are 6 parking spaces located east of the proposed building, and the plan also shows a 10 foot high security fence around the perimeter of the site. As part of the proposed use, the site includes outdoor storage of equipment, along the north property line, and a smaller area along the south property line. The applicant will install a screen mesh material along the north, south, and east security fences in order to screen the outdoor storage from the right-of-way (Betty Lane). Lastly, the center of the site includes an unpaved retention area and no parking will occur on this part of the site.

As a part of this application, a use permit to allow a proposed contract construction service (plastering company) on the subject parcel is required because the site is within the APZ-1 (Accident Potential Zone 1) Overlay. Furthermore, the applicant is requesting to waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Betty Lane where required per Code. In addition, the applicant is requesting to allow the existing driveway along Betty Lane to remain.

Landscaping

No landscaping is proposed on the site. The applicant is requesting to eliminate street landscaping along Betty Lane where required per Code. Per Title 30, 5 large trees spaced every 30 feet on center within a 6 foot wide landscape street is required along Betty Lane. In addition, the applicant is proposing to not install parking lot landscaping where required per Code. Title 30 states that 1 landscape island should be installed on the north and south ends of the 6 parking spaces east of the proposed building.

Elevations & Floor Plan

The plans depict a pre-manufactured metal building that has an overall height of 17 feet and has an overall area of 3,675 square feet, with an office that is 325 square feet. The exterior is comprised of vertical metal with roll-up doors and pitched roofline. The north, south, and west elevations are solid color, while the east elevation features roll-up doors.

Applicant's Justification

The applicant states the proposed use will be for contract construction services only. A use permit is required since the proposed use is within the established Accident Potential Zone (APZ-1). The property will be paved with the exception of the drainage retention area in the middle of the subject parcel. A new septic system will be added in addition to retaining the existing well. The applicant will also provide a 10 foot high security fence around the site. Since the site is for an industrial use, and the businesses in the area are not generally open to the public the area intentionally lacks off-site improvements along Betty Lane. The frequent use of heavy

equipment and machinery would quickly deteriorate these types of improvements. The applicant is requesting to allow the existing driveway to remain as is. Street landscaping is also not provided since the area is frequently used with heavy machinery and maintenance of the landscaping would be a challenge. Parking lot landscaping is also not provided due to the rapid deterioration of parking lot landscaping due to the machinery on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0341-88	Reclassified the site from M-D (AE-80 & APZ-1) to M-1 (AE-80 & APZ-1) zoning	Approved by BCC	December 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IL (AE-80 & APZ-1)	Industrial uses

Clark County Public Response Office (CCPRO)

There is an active zoning violation CE23-30140 for unpermitted 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 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.

A use permit for proposed uses within an Accident Potential Zone overlay allows for consideration of factors such as labor intensity, air pollution, size of establishment, and peak period concentrations of employees and customers. Staff finds that the proposed use is compatible with the surrounding industrial uses. The proposed contract construction services business will be a small-scale operation which will not have a negative impact to the neighboring industrial uses. However, since staff is not supporting the waivers of development standards #1 and #2 and the design review, staff also cannot support this request.

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.

Waivers of Development Standards #1 & #2

The applicant is requesting to waive all street landscaping along Betty Lane. This area is primarily comprised of industrial uses where no street landscaping has been provided. Title 30 states that street landscaping could reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort on the subject site. Since the site will be fully developed with proposed on-site improvements, the applicant has the opportunity to add the 5 required trees and required shrubs along Betty Lane. Similarly, staff also cannot support eliminating parking lot landscaping. Per the submitted plans there are 6 parking spaces located within the front (east) of the pre-manufactured metal building. The site has ample room to add landscape finger islands within the parking area or propose a modified tree placement for the 2 missing trees. Therefore, staff does not support these requests.

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.

Staff finds the overall layout of the site will not create any internal conflicts or have any significant impacts on the surrounding area. This area is primarily industrial uses with similar operations and facilities. The proposed pre-manufactured metal building will be located at the western property line with roll-up doors facing towards the street. The roll-up doors are approximately 295 feet set back to Betty Lane. The proposed pre-manufactured metal building will not be injurious to the neighborhood and is a typical facility with industrial uses. However, since staff is not supporting the waivers of development standards #1 and #2; staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to waive full off-site improvements along Betty Lane due to the Special Improvement District (SID) project.

Waiver of Development Standards #4

Staff has no objection to allow the existing driveway along Betty Lane. The driveway will be reconstructed with the Special Improvement District (SID) project.

Staff Recommendation

Approval of waivers of development standards #3 and #4; denial of the use permit, waivers of development standards #1 and #2, 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:

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without 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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, and streetlights.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0061-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AZTECH PLASTERING, LLC
CONTACT: CAROL RICHARD, 11255 W. TORINO AVENUE, LAS VEGAS, NV 89161

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-16-102-007

PROPERTY ADDRESS/ CROSS STREETS: 3125 BETTY LANE

DETAILED SUMMARY PROJECT DESCRIPTION

applicant is seeking approval for a design review of the building and site, a special use permit to operate within an Accident Potential Zone I, and several waivers of development standards, including those related to street and parking landscaping, driveway throat depth, offsite improvements, and front fence and gate materials

PROPERTY OWNER INFORMATION

NAME: FUND A F HOLDING TRUST and RICHARD CAROL ANN TRS
 ADDRESS: 4132 RAINBOW BLVD #530
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89102
 TELEPHONE: _____ CELL _____ EMAIL: carol@aztechplastering.com

APPLICANT INFORMATION (must match online record)

NAME: AZTECH PLASTERING CO.
 ADDRESS: 4132 RAINBOW BLVD #530
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89102 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: carol@aztechplastering.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS VEGAS CIVIL ENGINEERING
 ADDRESS: 2251 N. RAMPART BLVD. NO. 418
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: 7025156741 CELL _____ EMAIL: JOEY@LVCE.NET

*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.


 Property Owner (Signature)*

CAROL ANN RICHARD TRS
 Property Owner (Print)

8/27/24
 Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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uc-25-0074
3/18/25

1/21/25
\$1,800

Sunrise Manor

2/27/25

10/31/24

Clark County
500 S. Grand Central Pkwy
Las Vegas, Nevada 89155-1810

Re: *Justification Letter R2*
APN 140-16-102-007
NOV: CE23-30140



To Whom It May Concern,

Las Vegas Civil Engineering is representing the property owner of the parcel referenced above in addressing Notice of Violation CE23-30140. The property owner, who also operates Aztech Plastering Co. (the applicant), plans to establish a construction services business on this site. Accordingly, the applicant is seeking approval for a design review of the building and site, a special use permit to operate within an Accident Potential Zone I, and several waivers of development standards, including those related to street and parking landscaping, commercial driveway, as well as offsite improvements.

Proposed Development:

- **Building Construction:** The applicant proposes to construct a pre-manufactured steel building with a footprint of approximately 4,000 square feet and a height of 17 feet. The building's exterior metal design is consistent with adjacent developments and complements the character of the surrounding area. The north, south, and west elevations are solid, while the east elevation features roll-up doors; which, will be difficult to see from street because the street is over 330 feet away from the roll-up doors. The building will primarily be used for storing construction materials (3,675 square feet), with 325 square feet designated for office space. To comply with the special use permit requirements, the applicant commits to achieving a noise level reduction of 35 decibels within the office area if required.
- **Site Improvements:** Most of the property will be paved to facilitate operational access and equipment storage. The unpaved areas will serve as a drainage retention zone, accommodate the proposed septic system, and retain the existing well. The applicant also proposes installing a 10-foot-high fence around the entire perimeter that is comprised of 8-foot-high chain link topped with 2-foot-high security wire.

Waivers of Development Standards:

- **Offsite Improvements:** The development pattern of the surrounding neighborhood is specifically designed for industrial businesses that are not generally open to the public. Consequently, the area intentionally lacks offsite improvements along its streets. The frequent use of heavy equipment and machinery on these roads would quickly deteriorate such improvements, resulting in substantial maintenance challenges and an ongoing strain on municipal resources. To maintain consistency with the existing conditions, a waiver of the following development standards is requested for the proposed development:

1. 168 lineal feet of "L" Type Curb and Gutter per the Clark County Area Uniform Standard Drawing (CCAUSD) 216 and the proposed alternative is no curb and gutter as shown on the Site Development Exhibit.
 2. 840 square-feet of sidewalk and ramps per CCAUSD 234 and 234; respectively, and the proposed alternative is no sidewalks or ramps as shown on the Site Development Exhibit.
 3. 160 square-feet of commercial driveway per CCAUSD per 224 and 225 and the proposed alternative is the existing 24' wide asphalt pavement driveway as shown on the Site Development Exhibit.
- **Street Landscaping:** The development pattern of the surrounding neighborhood is specifically designed for industrial businesses that are not generally open to the public. Consequently, the area intentionally lacks street landscaping along its streets. The frequent use of heavy equipment and machinery on these roads would quickly deteriorate street landscaping resulting in substantial maintenance challenges and an ongoing strain on the applicant's resources. To maintain consistency with the existing conditions, a waiver of 2,500 square-feet of street landscaping is requested for the proposed development and the proposed alternative is no street landscaping as shown on the Site Development Exhibit.
 - **Onsite and Parking Area Landscaping:** The site is specifically designed for industrial use by a construction services business that is not open to the public. The frequent operation of heavy equipment and machinery onsite would lead to rapid deterioration of any landscaping within the site and parking areas, creating significant maintenance challenges and placing an ongoing strain on the applicant's resources. To align with the current site conditions and operational needs, a waiver of 180 square-feet of onsite and parking area landscaping is requested for the proposed development and the proposed alternative is no onsite and parking landscaping as shown on the Site Development Exhibit.

We believe these requests are reasonable and necessary to ensure that the development is both functional and compatible with the surrounding neighborhood. Your consideration of this application is greatly appreciated.

Warmest Regards,
Joey DeBlanco
Las Vegas Civil Engineering

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0024-UNIVERSAL CONCRETE, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) reduce driveway width.

DESIGN REVIEW for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an Industrial Light (IL) Zone within the Airport Environs (AE-80 & APZ 1) Overlay.

Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor. MK/jm/kh (For possible action)

RELATED INFORMATION:

APN:

140-16-102-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Ringe Lane where a 6 foot wide landscape area consisting of 1 large tree every 30 feet on center is required per Section 30.04.01.D.
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Ringe Lane where off-site improvements are required per Section 30.04.08.C.
3. Reduce the central driveway width to 20 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 38% decrease).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3032 Ringe Lane
- Site Acreage: 1.38
- Project Type: Off-site improvements, driveway geometrics, setbacks, and gate
- Building Height (feet): 12 (maintenance shed)/13 (semi-trailer)/12 (supply shed)/13 (tool shed)/11 (supply shed)
- Square Feet: 800 (maintenance shed)/320 (semi-trailer)/504 (supply shed)/120 (tool shed)/160 (supply shed)

History

This site was originally approved for an office with an outside storage yard in 1994. The application expired and the use was re-approved by ZC-1366-99 (with the parcels to the east).

The off-site improvements and landscaping were waived; however, the waiver required a review which did not occur, and the application expired. At this time the applicant is requesting to waive the off-site improvements and allow storage buildings.

Site Plan

The plan depicts an existing construction business that contains a main office building as well as several outbuildings that are used for storage and incidental maintenance. Two entrances are shown off Ringe Lane. The south entrance, adjacent to the south property line, has a gate that is set back approximately 77 feet from Ringe Lane while another entrance with a sliding gate is centrally located on the west parcel line. Behind the central gate is a large, paved area for parking that terminates at the front of the main office building. The accessory buildings are mainly in the southeast corner of the parcel while the area of outside storage is mainly in the northeast corner. The metal wall along the front (west) property line will be removed as corrugated metal is not a permitted fence material. A screen fence must replace the metal fence. The parcel to the south is vacant with a planned land use of Business Employment.

Landscaping

The applicant is requesting to waive all landscaping.

Elevations

The office building has a stucco exterior with a pitched asphalt shingle roof. A semi-trailer (Building 5 on the plan) is shown at 13 feet tall while a modular building (Building 6) is shown at 12 feet tall with vertical wooden siding. Building 7 is shown at 13 feet tall with stucco siding while Building 8 is shown at 11 feet tall with vertical wooden siding. Finally, a maintenance shade structure is shown at 12 feet tall.

Floor Plans

The office building is 2,250 square feet. The remainder of the structures have open floor plans and are used for storage.

Applicant's Justification

The applicant states they are requesting landscape and off-site improvement waivers because no other surrounding properties have off-site improvements such as curb, gutter, sidewalk, streetlights, and landscaping. They further state they are requesting a waiver for their driveway widths because they are not making any changes to the driveways that have been previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0419-99	Waiver for off-site improvements - expired	Approved by BCC	November 1999
ZC-1366-99	Zone change to M-1 with a waiver for off-site improvements	Approved by BCC	October 1999

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0733-95	Variances for outside storage, on-site paving, screening, landscape strip, and walled trash area - expired	Approved by PC	August 1995
ZC-0356-94	Zone change to M-1, variances for parking space, landscape strip, enclosed trash area, and access control - expired	Approved by BCC	June 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment (BE)	RS20 (AE-80 & APZ 1)	Industrial
South	Business Employment (BE)	IL (AE-80 & APZ 1)	Vacant
East	Business Employment (BE)	IL (AE-80 & APZ 1)	Industrial
West	Business Employment (BE)	CG (AE-80 & APZ 1)	Industrial

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

Code requires a 6 foot wide landscape strip along the street when a sidewalk is not provided. The purpose of street landscaping is to help reduce the heat island effect. There is no landscaping along Ringe Lane and the applicant does not propose to place the required landscaping along this road. This request violates Policy 3.6.1 of the Master Plan which seeks to mitigate the urban heat island effect by reducing the footprint of hardscaped areas and reducing heat absorption by exterior surfaces. However, the property was granted waivers in 1994 (ZC-0356-94), 1995 (VC-0733-95), and 1999 (WC-0419-99) to eliminate street landscaping and Ringe Lane has never been landscaped as seen through historic aerial imagery going back to 1996. Therefore, because they had been granted waivers for street landscaping in the past and other properties along Ringe Lane lack landscaping 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.

Section 30.04.05 indicates accessory structures that are visible from the street shall use complementary exterior colors and building materials compatible with the primary building. Although in this case the buildings do not have complementary exteriors, the buildings are compatible with the surrounding industrial areas. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

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

Waiver of Development Standards #3

The reduction in driveway width along Ringe Lane reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Therefore, staff cannot support this request.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process, if required, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised certain uses are not permitted in the airport environs and certain other uses will require a special use permit; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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).

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DENISSE COBIAN VILLAFANA

CONTACT: DENISSE VILLAFANA, UNIVERSAL CONCRETE, 3032 RINGE LANE, LAS VEGAS, NV 89156