



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 10, 2022

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Alexandria Malone, Chairperson
 Paul Thomas, Vice-Chair
 Earl Barbeau, Member
 Max Carter II Member

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

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

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

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/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 24, 2022. (For possible action)
- IV. Approval of the Agenda for March 10, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

03/16/22 BCC

- 1. **UC-22-0033-INTERAGRO, INC:**
AMENDED USE PERMIT for a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; **2)** for a temporary membrane structure; **3)** drive aisle width; **4)** throat depth (no longer needed); and **5)** driveway width.
DESIGN REVIEW for a school on 2.3 acres in an M-D (Designed Manufacturing) (AE-70) Zone.
Generally located on the north side of Las Vegas Boulevard North and the east side of Pecos Road within Sunrise Manor. MK/nr/jo (For possible action)**03/16/22 BCC**

04/06/22 BCC

- 2. **UC-22-0059-SIROONIAN, CHARLES, & MARQUARDT LAND CO, LLC, ET AL:**
USE PERMITS for the following: **1)** salvage yard; and **2)** recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle dismantling yard from a non-industrial use; **2)** reduce the setback of a salvage yard from a non-industrial use; **3)** reduce the setback of a recycling center from a non-industrial use; **4)** eliminate required parking; and **5)** alternative paving.
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an M-2 (Industrial) Zone. Generally located on the northwest corner of Hammer Lane and Auto Street within the Sunrise Manor land use planning area. MK/jor/jo (For possible action) **04/06/22 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 31, 2022.
- X. Adjournment.

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



Sunrise Manor Town Advisory Board

February 24, 2022

MINUTES

Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – PRESENT
Max Carter- PRESENT
Earl Barbeau – EXCUSED Planning- Lorna Phegley

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 February 10, 2022 Minutes

Moved by: Mr. Carter
Action: Approved
Vote: 3-0/ Unanimous

IV. Approval of Agenda for February 24, 2022

Moved by: Mr. Carter
Action: Approved w/Item 1 being held
Vote: 3-0/Unanimous

V. Informational Items: Ms. Martinez informed everyone that Commissioner Segerblom will Be hosting a trail cleanup On Saturday February 26, 2022 at 9am at the Pecos/McCloud Trail.

VI. Planning & Zoning

03/15/22 PC

1. **UC-22-0041-LERMA HERMELINDA R:**
USE PERMITS for the following: **1)** allow accessory structures not architecturally compatible with the principal structure; **2)** allow alternative design standards; and **3)** allow the area for all accessory buildings to exceed the area of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** building separation; and **3)** allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/xx (For possible action)
03/15/22 PC

HELD PER APPLICANTS REQUEST

03/16/22 BCC

2. **ET-22-400008 (WS-19-0825)-PJA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** waive landscaping; **2)** waive trash enclosure; **3)** waive connection to public water and sewer; **4)** waive a portion of on-site paving; and **5)** reduce throat depth.
DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/nr/syp (For possible action)03/15/22 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote:3-0/Unanimous

3. **WC-22-400005 (ZC-1247-02)-GREEN MINI STORAGE, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** provide consistent architecture and landscaping throughout; **2)** all sides of buildings to be finished to be consistent with the front of buildings; and **3)** landscaping per original plans submitted with the application in conjunction with a mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Hollywood Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/lm/jo (For possible action) **03/16/22 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote:3-0/Unanimous

4. **UC-22-0020-GREEN MINI STORAGE, LLC:**
USE PERMIT for a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate pedestrian walkways; **2)** parking lot landscaping; **3)** alternative street landscaping; and **4)** increase retaining wall height.
DESIGN REVIEWS for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Hollywood Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/lm/jo (For possible action) **03/16/22 BCC**

Moved by: Mr. Thomas
Action: Approved Use Permit, Design Review & Waivers 2,3 & 4. Denied Waiver #1. Requested Additional Landscaping
Vote:3-0/Unanimous

VII. General Business: The TAB elected Mr. Thomas as the Vice-Chair 3-0 Unanimously

VIII. Public Comment: A neighbor Mr. Serrano wanted to know who to talk to about neighborhood Issues & was given that appropriate contacts.

IX. Next Meeting Date: The next regular meeting will be March 10, 2022

X. Adjournment
The meeting was adjourned at 7:09pm

DRAFT

SCHOOL
(TITLE 30)

PECOS RD/LAS VEGAS BLVD N

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0033-INTERAGRO, INC:

AMENDED USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; **2)** for a temporary membrane structure; **3)** drive aisle width; **4)** throat depth (no longer needed); and **5)** driveway width.

DESIGN REVIEW for a school on 2.3 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the north side of Las Vegas Boulevard North and the east side of Pecos Road within Sunrise Manor. MK/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-101-011; 140-18-101-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduced parking lot landscaping where parking lot landscaping per Figure 30.64-14 is required.
2. Allow for a temporary membrane structure (outdoor classroom) in conjunction with a school.
3. Reduce drive aisle width to 21 feet 10 inches where 24 feet is required per Table 30.60-4 (a 7.9% reduction).
4. Reduce the throat depth to zero feet where 25 feet is required on Pecos Road per Uniform Standards Drawing 222.1 (a 100% reduction) (no longer needed).
5. Reduce the driveway width on Pecos Road to 32 feet where 36 feet is required per Section 30.52.050 (an 11.1% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3115 Las Vegas Boulevard North
- Site Acreage: 2.3
- Project Type: School

- Number of Stories: 1
- Building Height (feet): 29 (building)/21 (outdoor classroom)
- Square Feet: 25,388
- Parking Required/Provided: 32/70

Site Plan

The plan shows a repurposed commercial building for a proposed charter school. The proposed school would include the expansion and remodel of the existing building, the addition of wrought iron fencing and walls, outdoor structures including a shade structure over the playground and an outdoor classroom. The repurposing of the site includes the addition of gated access for a specified route for buses from the eastern most driveway on Las Vegas Boulevard North, around the eastern side of the building and an additional gate on the western side of the site near the farm. The bus area including the eastern portion of the site will be enclosed by a 6 foot high perimeter fence. The pick-up and drop-off area will be located in the front of the building (on the west side) by way of a 21 foot 10 inch wide two-way drive aisle. Access to the site is from 2 existing driveways on Las Vegas Boulevard North and on the driveway on Pecos Road.

Landscaping

There is an existing 26 foot wide landscape strip along Las Vegas Boulevard North. Parking lot landscaping is 8 landscape islands short of Figure 30.64-14 which is why a waiver is being requested. The plans show the addition of a farm in the northwest enclosed portion of the site and a cactus garden in the southwestern corner of the site.

Elevations

The plans show an existing 29 foot high building with decorative accents on the roofline, aluminum window treatments, and a stucco exterior. The proposed temporary membrane structure (outdoor classroom) will be 21 feet high and located on the west side of the building. A shade structure is proposed over the playground area northwest of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed public charter school will assist in providing quality education to students who are looking for other school options as a result of overcrowding and the demand for additional school space. The requested waivers are requested due to the repurposing of an existing developed site with modifications for the proposed school use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0089	Reclassified 3.2 acres from H-2 to M-D zoning for a swap meet, tavern, and banquet facility	Approved by BCC	May 2020
UC-19-0731	On-premises consumption of alcohol (tavern) in conjunction with a swap meet	Approved by PC	November 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0268-16	Indoor swap meet	Approved by PC	June 2016
UC-0083-08	Grocery store	Approved by PC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	H-2	Undeveloped
South	Business Employment	M-D & H-2	Vehicle repair, undeveloped, & commercial center
West	Business Employment	H-2 & M-D	Restaurant

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Use Permit, Waivers of Development Standards #1 through #3, & Design Review

The requested use permit for a school on an existing developed site with modifications, waivers of development standards and design review are consistent with the Sunrise Manor goals and policies of the Master Plan. Policy SM-1.2 states the adaptive reuse where practical and consistent will promote reinvestment and support of countywide sustainability initiatives. Through thoughtful site design and conformance with the Master Plan, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #4

No longer needed.

Waiver of Development Standards #5

Increasing the width of the Pecos Road commercial driveway will introduce safety issues by moving vehicles closer to an existing utility pole, reducing sight visibility. Sight visibility zones are not waivable. Therefore, staff can support the Pecos Road driveway as is.

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:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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; and 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)

- 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: RED HOOK CAPITAL PARTNERS IV

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

DRAFT

SALVAGE YARD
(TITLE 30)

HAMMER LN/AUTO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0059-SIROONIAN, CHARLES, & MARQUARDT LAND CO, LLC, ET AL:

USE PERMITS for the following: 1) salvage yard; and 2) recycling center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; 4) eliminate required parking; and 5) alternative paving.

DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an M-2 (Industrial) Zone.

Generally located on the northwest corner of Hammer Lane and Auto Street within the Sunrise Manor land use planning area. MK/jor/jo (For possible action)

RELATED INFORMATION:

APN:

123-32-101-003 through 123-32-101-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a proposed vehicle dismantling yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
2. Reduce the setback of a proposed salvage yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
3. Reduce the setback of a proposed recycling center from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
4. Eliminate parking spaces where 22 parking spaces are required per Table 30.60-1 (a 100% decrease).
5. Allow alternative paving (recycled asphalt and/or gravel paving) throughout the site.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4516 Hammer Lane, 4520 Hammer Lane, 4540 Hammer Lane, and 4560 Hammer Lane
- Site Acreage: 17
- Project Type: Salvage yard, recycling center, and vehicle dismantling yard
- Number of Stories: 1
- Building Height (feet): 12 (existing manufactured office building)/14 (scale building)
- Square Feet: 1,000 (existing manufactured office building)/216 (scale building)/800 (truck weighing scale)/128 (restroom building)
- Parking Required/Provided: 22/0

History

The overall site is comprised of 4 separate parcels 123-32-101-003 through 123-32-101-006. Each parcel has a history of land use applications pertaining to a recycling center, salvage yard, vehicle dismantling yard, and outside storage. They are as follows:

- UC-0387-98 was for APN 123-32-101-004 which allowed a storage yard and waived on-site paving with a variance. This application was expunged with UC-0865-00.
- UC-0865-00 was approved for APN 123-32-101-004 which allowed a storage yard, with variances to allow a temporary office trailer, trash enclosure (wall enclosed), waived landscaping, allowed a fence along a property line, security fencing to slant outward, and waived on-site paving. UC-0865-00 (ET-0210-02) was approved with a 3 year review, the review was never filed; therefore, the application expired.
- UC-0437-08 was for APN 123-32-101-003 which allowed a salvage yard in conjunction with an existing vehicle dismantling yard, with an approved waiver for off-site improvements (excluding paving). UC-0437-08 (ET-0054-10) was approved with 2 years to commence and review. No reviews were filed; therefore, this application expired.
- UC-0086-11 was approved for only APN 123-32-101-003 & 123-32-101-004 which allowed a salvage yard, vehicle dismantling, and a recycling center. Waivers for separation from a non-industrial use and elimination of landscaping adjacent to any street, freeway, and parking lot landscaping were also approved. Application did not commence or complete construction per NOFA or per plans on file and the site was not in conformance with Title 30 requirements. This application also expired.
- UC-0357-12 was for APNs: 123-32-101-003; 123-32-101-004; and 123-32-101-006 and was approved in October 2012 by the Board of County Commissioners to allow a salvage yard, vehicle dismantling, and a recycling center. Waivers were also approved to reduce the separation from a non-industrial use and eliminate parking lot landscaping. This application expired since the application did not commence/complete on-site improvements and operation/site was not in conformance with Code.

- UC-0806-13 was approved for APN 123-32-101-005 which allowed an expansion to UC-0357-12 for the same uses and waivers. This application expired with UC-0357-12.

Site Plan

This application has been processed as a Project of Regional Significance based on the proximity to the City of North Las Vegas boundary. Today, the applicant is requesting the equivalent uses as the previous land use application requests. The submitted site plan depicts all 4 parcels (123-32-101-003 through 123-32-101-006) with the applicant's request to allow a salvage yard, vehicle dismantling, and a recycling center. The requested uses are set back 94 feet from an existing non-industrial use to the west (Florence McClure Women's Correctional Center - North Las Vegas).

The submitted site plan shows vehicle storage/dismantling areas in designated portions of within all 4 parcels. These areas will include recycled asphalt and/or gravel paving as approved by the Department of Environment and Sustainability as of September 2021. A 30 foot wide paved drive aisle will be constructed from the main entrance on the south property line and heads north along the east property line, and heads west along the north property lines, and then heads south along the west property line. The center of the establishment includes an existing 20 foot wide concrete drive aisle that leads to the northern half of the site to an existing concrete pad which includes the truck weighing scale station and the scale building. Furthermore, there is an existing chain-link fence on the east and west sides of the central weighing station, that runs north to south through the entire property.

On the southeast corner of the site, there is an existing manufactured building utilized as an office. This building is set back 20 feet from the east property line, and 70 feet from the south property line. The applicant will not provide parking for the site. There is also an existing 8 foot high solid aluminum fence around the entire perimeter of the establishment. The main access to the site is via a 32 foot wide driveway with a gate that is set back 50 feet from the property line. The plans show there is also a second driveway on the southwest corner of the site, which is used for emergency exit only. Lastly, there is an existing billboard on the northwest corner of the site.

Landscaping

The submitted site plan shows that the applicant will construct an attached sidewalk with a 6 foot wide landscape strip which includes 24 inch box trees and 5 gallon shrubs along Hammer Lane and Auto Street. The existing 8 foot high solid white metal screen fence will remain around the perimeter of the entire project. Lastly, the applicant will provide trees on the northwest corner of the site adjacent to the I-15 to be planted 50 feet on center behind the existing 8 foot high solid aluminum fence as required per Figure 30.64-4.

Elevations

Plans and photos show that there is an existing manufactured office building with an overall height of 12 feet on the southeast corner of the site. The exterior siding includes vertical engineered white wood panels with a flat roof. There is also an existing scale building that has an overall height of 14 feet. The submitted photos shows that the scale building is a manufactured building with white vertical engineered wood panels. Lastly, there is an existing

restroom building also with vertical engineered wood panels painted blue, located on the west of the scale building.

Floor Plans

Per the plans, the existing manufactured office building has an overall area of 1,000 square feet, the existing scale building has an overall area of 216 square feet, the truck weighing scale is approximately 800 square feet, and the existing restroom building has an overall area of 128 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The site and general surrounding areas to the south zoned M-2 (Industrial), allows for the proposed uses and operations. Today, surrounding properties currently have dismantling operations and salvage yards to the south. The properties surrounding the Ecology Auto site also include City of North Las Vegas to the west and 300 acres of undeveloped BLM land under the Nellis Air Force Base jurisdiction to the east. Furthermore, to the west of the subject site is an existing prison (Florence McClure Women's Correctional Center). Therefore, waivers to reduce the setback from a non-industrial use is required. Since the establishment is not open to the public the applicant is requesting to eliminate the required 22 parking spaces. Employees may park throughout the site given the open nature of the site and its operations. A waiver to allow alternative paving is requested since the vehicle storage areas will include recycled asphalt and/or gravel paving as approved by the Department of Environment and Sustainability as of September 2021. In addition, the approved 2015 drainage study requires impervious pavement as a preventative measure against excessive build-up of stormwater flows. The off-site improvements already have completed civil design plans, which were approved by Clark County in 2015 (PW16-35833). The applicant will be starting construction of the Hammer Lane off-site improvements (as shown on the 2015 approved plan set and on the included site plan) within the year 2022, then start off-site improvements for Auto Street a year after completion of Hammer Lane. Currently, there is a temporary operational shut down of the recycling center that occurred in April 2020 due to the economic effects of COVID-19. At the time of shut down, the recycling center ceased all operations and most of the operating equipment was removed from the site. At that time, re-permitting with Southern Nevada Health District was reviewed and approved, noting that at some future date, the recycling center would resume operations again.

Prior Land Use Requests for APN 123-32-101-003:

Application Number	Request	Action	Date
UC-0357-12	Allowed a salvage yard, recycling center, and reduced the separation between a vehicle dismantling yard and a non-industrial use, waivers for separation reductions from a non-industrial use, and eliminated landscaping - expired	Approved by BCC	October 2012

Prior Land Use Requests for APN 123-32-101-003 Continued:

Application Number	Request	Action	Date
VS-0198-11	Vacated and abandoned a portion of right-of-way being Auto Street and Hammer Lane - recorded	Approved by PC	July 2011
UC-0086-11	Allowed separation between a vehicle dismantling yard and a non-industrial use, allowed a salvage yard and a recycling center, waivers to reduce the separations of the proposed uses to a non-industrial use, and eliminated landscaping on 12.3 acres - expired	Approved by BCC	May 2011
UC-0437-08 (ET-0054-10)	First extension of time to allow a salvage yard to commence, and waivers for off-site improvements (excluding paving) - expired	Approved by PC	May 2010
UC-0437-08	Allowed a salvage yard with waivers for landscaping and off-site improvements (excluding paving) - expired	Approved by PC	June 2008

Prior Land Use Requests for APN 123-32-101-004:

Application Number	Request	Action	Date
UC-0357-12	Allowed a salvage yard, recycling center, and reduced the separation between a vehicle dismantling yard and a non-industrial use, waivers for separation reductions from a non-industrial use, and eliminated landscaping	Approved by BCC	October 2012
VS-0198-11	Vacated and abandoned a portion of right-of-way being Auto Street and Hammer Lane - recorded	Approved by PC	July 2011
UC-0086-11	Allowed separation between a vehicle dismantling yard and a non-industrial use, allowed a salvage yard and a recycling center, waivers to reduce the separations of the proposed uses to a non-industrial use, and eliminated landscaping on 12.3 acres - expired	Approved by BCC	May 2011
UC-0865-00 (ET-0162-05)	First extension of time to allow a storage yard, with variances for a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward, and waiver for on-site paving - expired	Approved by PC	August 2005

Prior Land Use Requests for APN 123-32-101-004 Continued:

Application Number	Request	Action	Date
UC-0865-00 (ET-0210-02)	First extension of time to allow a storage yard, with variances for a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward, and waiver for on-site paving - expired	Approved by PC	September 2002
UC-0865-00	Allowed a storage yard, with variances for a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward, and waiver for on-site paving - expired	Approved by PC	July 2000
VC-0531-99	Allowed a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward in conjunction with an existing storage yard - expired	Approved by PC	May 1999
WT-0396-98	Waiver of full off-site improvements, including paving on Hammer Lane	Approved by BCC	April 1998
UC/VC-0387-98	Allowed a storage yard with a variance to waive on-site paving - expunged by UC-0865-00	Approved by PC	April 1998

Prior Land Use Requests for APN 123-32-101-005:

Application Number	Request	Action	Date
UC-0806-13	Allowed an expansion to UC-0357-12 for a salvage yard, recycling center, and reduced the separation between a vehicle dismantling yard and a non-industrial use, waivers for separation reductions from a non-industrial use, and eliminated landscaping - expired	Approved by BCC	February 2014
VS-0198-11	Vacated and abandoned a portion of right-of-way being Auto Street and Hammer Lane - recorded	Approved by PC	July 2011

Prior Land Use Requests for APN 123-32-101-006:

Application Number	Request	Action	Date
UC-0357-12	Allowed a salvage yard, recycling center, and reduced the separation between a vehicle dismantling yard and a non-industrial use, waivers for separation reductions from a non-industrial use, and eliminated landscaping - expired	Approved by BCC	October 2012

Prior Land Use Requests for APN 123-32-101-006 Continued:

Application Number	Request	Action	Date
VS-0198-11	Vacated and abandoned a portion of right-of-way being Auto Street and Hammer Lane - recorded	Approved by PC	July 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-2	Warehouse Complex & I-15
South	Business Employment	M-2	Outside storage yards & vehicle dismantling yard
East	Nellis Air Force Base	P-F	Undeveloped
West	City of North Las Vegas	M-2	Florence McClure Women's Correctional Center - North Las Vegas

Clark County Public Response Office (CCPRO)

CE20-16966 is an active zoning violation for a dust complaint. Per the violation, there were over 6 inches of powdery soil material on-site that was spilling into the I-15 freeway.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed uses have been approved on-site for several years within various land use applications. Although staff has no objection to the proposed uses, staff is concerned with the applicant's intent to properly move forward with the proposed uses and commence and construct plans approved per file. Staff recommends approval with a 1 year application review to show progress.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1, #2, & #3

The applicant is requesting to reduce the setback of a proposed vehicle dismantling yard, a salvage yard, and a recycling center from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease). Staff finds that the proposed uses are existing directly to the southeast, and the applicant's proposed uses and waivers are compatible to the undeveloped and industrial areas. Furthermore, the Florence McClure Women's Correctional Center building is set back approximately 240 feet west of the applicant's property line. The correctional facility building, and the applicant's westernmost property line is buffered with security fencing, landscaping, and internal driveways primarily located on-site in conjunction with the correctional facility. The applicant's parcel is also providing existing screening with an 8 foot high solid screen fence. These on-site improvements provide an adequate physical and visual buffer; therefore, staff supports these requests.

Waiver of Development Standards #4

The plans show that the site has adequate space (17 acres) to provide 22 paved parking spaces for the employees to utilize. The applicant has not provided substantial evidence showing that eliminating the required parking spaces is warranted. Designated parking for a site with this type of business operation provides safe vehicular circulation and parking for the employees. Staff does not recommend approval.

Waiver of Development Standards #5

The applicant is requesting to allow alternative paving (recycled asphalt and/or gravel paving) throughout the site. Since the applicant has collaborated with the Department of Environment and Sustainability and was approved in September 2021, staff can support this request.

Design Review

Staff finds that the site design is compatible to the surrounding areas, and is in character with existing salvage yards, recycling centers, and vehicle dismantling yards to the south. However, since the overall site has had a history of not following through with approved plans, staff recommends a review period to ensure that off-site improvements, landscaping, and on-site improvements have at least commenced or have been completed by the applicant.

Staff Recommendation

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

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:

Current Planning

If approved:

- 1 year to review as a public hearing;

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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.

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13. 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: DWYER ENGINEERING

CONTACT: THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128