



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 15, 2021

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from insert name of contact at phone number and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to Beatriz.Martinez@clarkcountynv.gov, before 5pm, February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Alexandria Malone – Chair Paul Thomas-Member
 Bricieda Castro- Vice Chair Max Carter-Member
 Earl Barbeau-Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com

County Liaison: Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, william.covington@clarkcountynv.gov;
 Anthony Manor; manora@clarkcountynv.gov

- I. Call to Order, Invocation, Pledge of Allegiance, 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 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

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Beatriz.Martinez@clarkcountynv.gov, before 5pm, on February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for April 1, 2021 (For possible action)
- IV. Approval of Agenda for April 15, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for Discussion)

VI. Planning & Zoning:

05/04/21 PC

- 1. **DR-21-0121-WARDLEY PROPERTIES, LLC:**
DESIGN REVIEW for a distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/jor/jd (For possible action)05/04/21 PC
- 2. **VS-21-0122-WARDLEY PROPERTIES, LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cartier Avenue and a portion of right-of-way being Alto Avenue located between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/jor/jd (For possible action)05/04/21 PC
- 3. **ET-21-400038 (WS-18-0973)-COLONIAL REAL EST PTNRSHP, LTD:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the wall height.
DESIGN REVIEW for additional site features in conjunction with an approved vehicle/watercraft storage on 7.1 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Sandhill Road within Sunrise Manor. TS/lm/jo (For possible action)05/04/21 PC
- 4. **UC-21-0090-LKQ CENTRAL, INC.:**
USE PERMITS for the following: 1) reduce the separation between an automobile dismantling yard and a non-industrial use; 2) allow a salvage yard; and 3) allow a recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between a salvage yard and a non-industrial use; 2) reduce the separation between a recycling center and a non-industrial use; 3) eliminate landscaping; and 4) full off-site improvements (excluding paving) in conjunction with an existing automobile dismantling yard on 19.0 acres in an Industrial (M-2) Zone. Generally located on the east and west sides of Copper Sage Street, 1,600 feet east of Lamb Boulevard at the eastern terminus of Lone Mountain Road within Sunrise Manor. MK/sd/xx (For possible action)05/04/21 PC

05/05/21 BCC

5. **WS-21-0109-LGI HOMES-NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial pavement) in conjunction with a minor subdivision map to amend the boundary between two parcels on 13.4 acres in an R-T (Manufactured Home Residential) Zone and R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos Road and the South side of Judson Avenue (alignment) within Sunrise Manor. WM/al/jd (For possible action)05/05/21 BCC

VII. General Business:None

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to Beatriz.martinez@clarkcountynv.gov, before 5:00 pm, February 11, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: April 29, 2021

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd LV NV 89142
Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156
Parkdale Community Center 3200 Ferndale LV NV 89121
Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

April 1, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –EXCUSED Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- EXCISED Planning- Jillee Opiniano-Roland
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 March 11, 2021 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/ Unanimous

IV. Approval of Agenda for April 1, 2021

Moved by: Mr. Thomas

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

04/21/21 BCC

1.

ET-21-400027 (WS-0640-15)-CROWN MAYFAIR, LLC:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a proposed single family residential development; **2)** alternative development standards in conjunction with a hillside development; and **3)** a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/lm/jd (For possible action)

Moved by: Mr. Thomas

Action: Approved with 3 yr. extension & per staff recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be April 15, 2021

X. Adjournment

The meeting was adjourned at 7:22p.m.

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair-JAMES GIBSON, Vice-Chair

JUSTIN JONES-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM

Yolanda King, County Manager

DISTRIBUTION CENTER
(TITLE 3)

ALTO AVE/LAMB BLVD

PUBLIC HEARING:

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0121-WARDLEY PROPERTIES, LLC

DESIGN REVIEW for a distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/ior/jd (For possible action)

RELATED INFORMATION:

APN:

140-17-301-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.4
- Project Type: Distribution center
- Number of Stories: 2
- Building Height (feet): 42
- Square Feet: 90,042
- Parking Required/Provided: 90/95

Site Plan

The site plan depicts a proposed distribution center, with a rectangular shape oriented east to west, with access from 2 proposed commercial driveways. The first driveway is located on the northeast corner of the site adjacent to Alto Avenue. The second driveway is located on the southwest corner of the site adjacent to Lamb Boulevard. Ninety-five parking spaces are located along the north property line, a portion of the west property line, and adjacent to the distribution center, on the north facing elevation. The distribution center design includes 2 loading docks in the rear portion of the building (southwest and southeast corners) and the entrances to the proposed building are located along the north, east, and west facing elevations of the building. The proposed building is set back 77 feet from the north property line, 83 feet from the west property line, 42 feet from the east property line, and 4 feet from the south property line. Pedestrian walkways, trash enclosures, and security camera locations are integrated throughout

the design. Lastly, cross access is located on the southeast corner of the site, which will connect to the existing distribution center to the south. To minimize any vehicular conflicts and increase finished grade issues, cross access on the southwest corner of the site will not be incorporated to the site design.

Landscaping

The applicant is proposing detached sidewalks along Lamb Boulevard (west property line), and along Alto Avenue (north property line). The landscape plan shows 15 feet to 21 feet of landscaping adjacent to the detached sidewalk, and 5 feet of landscaping adjacent to the rights-of-way. The landscape plan also depicts 59 large trees, 288 shrubs, and 7,234 square feet of botanical groundcover to be planted on site. The site also provides parking lot landscape finger islands throughout the parking lot and landscaping adjacent to the building elevations.

Elevations

The building elevations consist of concrete tilt-up panels painted in light and dark grey hues. Aluminum storefront door and window systems are coordinated with metal canopies for the main entrances to the building. Furthermore, roll-up doors are proposed for the loading dock areas. The proposed building has an overall height of 42 feet to the top of the parapet roof.

Floor Plans

The floor plan depicts a distribution center with an overall area of 90,042 square feet, which includes a fire pump room, electrical room, and loading docks at the rear of the building on the southeast and southwest corners. The loading dock on the southeast corner faces south toward an existing distribution center on a separate parcel. The loading dock on the southwest corner faces west toward Lamb Boulevard and is screened from the right-of-way with a 6 foot high screen wall and associated landscaping.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant's justification letter states that the proposed development will not pose any adverse effects to the surrounding industrial area. The building was designed to promote an efficient and yet inviting design for future tenants who would like efficient truck, pedestrian, and vehicular movement throughout the site with an aesthetically pleasing distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1870-03	Allowed a temporary commercial use event to exceed the days allowed per Code, and a design review for the event - expired	Approved by PC	January 2004
UC-0275-03	Allowed a commercial center with related commercial uses - expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street - recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1, AE-75, & APZ-2	Undeveloped
South	Business and Design/Research Park	M-D, AE-75, & AE-70	Existing distribution center
East	Business and Design/Research Park	M-D, AE-75, & AE-70	Office buildings warehouse
West	Business and Design/Research Park	M-D, AE-75, & AE-70	Office buildings warehouse

Related Applications

Application Number	Request
VS-21-0122	A vacation and abandonment for portions of right-of-way being Alto Avenue and Lamb Boulevard to accommodate detached sidewalks 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

Current Planning

The proposed design is appropriate in scale, height, and overall design compared to the surrounding existing industrial and office warehouse buildings along Lamb Boulevard and Alto Avenue. The proposed landscaping enhances the streetscape with a variety of trees, shrubs, and groundcover types. Furthermore, the applicant proposes a design that demonstrates efficient vehicular and pedestrian circulation without negatively impacting the overall design of the site. Since the proposed design meets Title 30 design standards, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current 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;
- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.

Building Department - Fire Prevention

- 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; the south wall of the building is over 150 feet from the nearest access lane (to the east and west); the block wall between parcels creates an impassible barrier for fire access; all portions of exterior of building cannot be more than 150 feet from access lane when building has high piled storage use; further communication about this issue with fire prevention is recommended;
- Cross access agreement required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
 APPROVALS:
 PROTESTS:

APPLICANT: WADE TAKASHIMA
 CONTACT: WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,
 HENDERSON, NV 89102

05/04/21 PC AGENDA SHEET

RIGHTS-OF-WAY
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0122-WARDLEY PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cartier Avenue and a portion of right-of-way being Alto Avenue located between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/jor/jd
(For possible action)

RELATED INFORMATION:

APN:
140-17-301-001

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The site plan depicts a proposed industrial development on the southeast corner of Lamb Boulevard and Alto Avenue. The applicant is requesting to vacate and abandon a 5 foot wide portion of right-of-way along Lamb Boulevard and Alto Avenue. Vacating this portion of right-of-way will allow the site to be developed and the applicant can install detached sidewalks and required landscaping per Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1870-03	Allowed a temporary commercial event to exceed the permitted number of days, and a design review for the site	Approved by PC	January 2004
UC-0275-03	Commercial center with varied commercial uses - expired	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1, AE-75, & APZ-2	Undeveloped
South	Business and Design/Research Park	M-D, AE-75, & AE-70	Existing distribution center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	M-D, AE-75, & AE-70	Office buildings warehouse
West	Business and Design/Research Park	M-D, AE-75, & AE-70	Office buildings warehouse

Related Applications

Application Number	Request
DR-21-0121	A design review for an industrial development 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 on Alto Avenue and Lamb Boulevard to accommodate 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WADE TAKASHIMA

CONTACT: WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,
HENDERSON, NV 89102

DRAFT

05/04/21 PC AGENDA SHEET

INCREASED WALL HEIGHT
(TITLE 30)

SAHARA AVE/SANDHILL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400038 (WS-18-0973)-COLONIAL REAL EST PTNRSHP, LTD:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the wall height.

DESIGN REVIEW for additional site features in conjunction with an approved vehicle/watercraft storage on 7.1 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Sahara Avenue and Sandhill Road within Sunrise Manor. TS/lm/jo (For possible action)

RELATED INFORMATION:

APN:

161-06-402-006

WAIVER OF DEVELOPMENT STANDARDS:

Increase the proposed wall/fence height to 10 feet where 6 feet is allowed per Section 30.64.020 (a 66% increase).

DESIGN REVIEW:

Installation of an outdoor wash station, dump station, and a wrought iron fence along Sahara Avenue and Sandhill Road, and canopies at the center of the storage facility.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3775 E. Sahara Avenue
- Site Acreage: 7.1
- Project Type: Increase the wall/fence height for off-highway vehicle and watercraft storage facility and install an outdoor wash station, dump station, and new canopies
- Number of Stories: 1
- Square Feet: 48,962 (building)/50 (dump station)/600 (outdoor wash station)/80,264 (canopies)
- Parking Required/Provided: 196/229

Site Plan

The site plan depicts a previously approved off-highway vehicle and watercraft storage facility on the southwest corner of Sahara Avenue and Sandhill Road (UC-0336-16). An extension of time (ET-18-400158) was approved to allow the project to complete by July 2020. The approved plan for the subject application depicts a 4 foot high wrought iron fence above the existing 6 foot CMU block wall along the west property line, and a 10 foot high wrought iron fence along the north property line and a portion of the east property line. The approved plan also removed the ingress/egress via the driveways on Sahara Avenue. Per the approved site plan, access to the site will only be from the driveway along Sandhill Road. The northern portion of the site consists of an existing parking lot and a 10 foot wide landscape strip along the north and east property lines. The approved site plan also depicts the addition of an outdoor wash station and dump station on the northeast corner of the site. New canopies will also be installed to provide shade for the customer's vehicles and watercrafts.

Landscaping

The approved plan shows a 10 foot wide landscape strip with 15 gallon Evergreen trees and 5 gallon Evergreen shrubs.

Elevations

The approved elevations show a 10 foot high wrought iron fence along Sahara Avenue. This proposed fence will continue along a portion of Sandhill Road and connect to the existing storage building. The approved plans included a 4 foot high wrought iron fence above the existing CMU block wall along the west property line which is adjacent to an existing apartment complex.

Floor Plans

The approved plan depicts that an outdoor wash station and dump station are to be added to the northeast portion of the site. The outdoor wash station consists of a water spray and floor drain with an overall area of 600 square feet, the dump station is 50 square feet and consists of a sewer connection for the vehicles. New canopies with an overall area of 80,264 square feet will be installed because the existing canopies recently sustained wind damage.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0973:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Reconstruct any unused driveways with full off-site improvements;

- Gates or any other access restrictions shall be approved by Public Works - Development Review Division.
- Applicant is advised that fences, walls, landscaping, and other improvements shall not encroach into public right-of-way, easements, or sight-visibility zones.

Applicant's Justification

The applicant indicates that they have had delays and would like additional time to complete Public Works requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0973	Increased wall height and modified site design for an off-highway vehicle, recreational vehicle, and watercraft storage facility	Approved by PC	February 2019
ET-18-400158 (UC-0336-16)	First extension of time for an off-highway vehicle, recreational vehicle, and watercraft storage facility	Approved by PC	August 2018
UC-0336-16	Off-highway vehicle, recreational vehicle, and watercraft storage facility	Approved by PC	July 2016
UC-0383-08	Outside storage in conjunction with an appliance repair and second hand sales store	Denied by BCC	January 2009
ZC-1082-00	Reclassified the site from C-3 to C-2 zoning to implement the adoption of Title 30	Approved by BCC	September 2000
DR-2066-93	Kiosk controlled access gate and exterior remodel of an existing building supply store/lumber yard	Approved by PC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-T	Manufactured home park & undeveloped
South	Business and Design/Research Park	R-E & C-2	Single family residential & undeveloped
East	Commercial General & Residential Suburban (up to 8 du/ac)	C-2 & R-2	US Highway 95, mini-warehouse facility, & single family residential
West	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff finds no current Clark County Code Enforcement violations on the property; therefore, staff can support a 2 year extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 5, 2023 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEO FLANGAS

CONTACT: LEO FLANGAS, 600 S. THIRD STREET, LAS VEGAS, NV 89101

AUTO DISMANTLING
(TITLE 30)

COPPER SAGE ST/LONE MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0090-LKQ CENTRAL, INC.:

USE PERMITS for the following: 1) reduce the separation between an automobile dismantling yard and a non-industrial use; 2) allow a salvage yard; and 3) allow a recycling center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between a salvage yard and a non-industrial use; 2) reduce the separation between a recycling center and a non-industrial use; 3) eliminate landscaping; and 4) full off-site improvements (excluding paving) in conjunction with an existing automobile dismantling yard on 19.0 acres in an Industrial (M-2) Zone.

Generally located on the east and west sides of Copper Sage Street, 1,600 feet east of Lamb Boulevard at the eastern terminus of Lone Mountain Road within Sunrise Manor. MK/sd/xx
(For possible action)

RELATED INFORMATION:

APN:

123-32-401-002; 123-23-401-003; 123-32-401-004; 123-32-401-006

USE PERMITS:

1. Reduce the separation between an automobile dismantling yard and a non-industrial use (Nellis Air Force Base) to zero feet where 600 feet is required (a 100% reduction).
2. Allow a salvage yard.
3. Allow a recycling center.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between a salvage yard and a non-industrial use (Nellis Air Force Base) to zero feet where 600 feet is required (a 100% reduction).
2. Reduce the separation between a recycling center and a non-industrial use (Nellis Air Force Base) to zero feet where 600 feet is required (a 100% reduction).
3. a. Provide alternative landscaping along public streets (Lone Mountain Road and Copper Sage Street) where landscaping is required per Figure 30.64-17.
b. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
4. Waive off-site street improvements (sidewalk, curb, gutter, and streetlights) excluding paving along Copper Sage Street.

**LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL**

BACKGROUND:

Project Description

General Summary

- Site Acreage: 19
- Project Type: Automobile dismantling/recycling/salvage yard
- Number of Stories: Three, 1 story office warehouse buildings
- Building Height (feet): 35
- Square Feet: 15,000 (Three, 5,000 square foot buildings)
- Parking Required/Provided: 26/26

History

This site, as well as the area to the north, has been used for various auto dismantling and salvage yard uses for many years. Several land use applications for this site have been approved and later expired, mostly due to failing to apply for a review of variances or waivers of development standards. The latest expired application is UC-0177-11 which was approved for a salvage yard and recycling center on the western and southern parcels. Previous land use applications expired for the north eastern portion of the site, including UC-1260-97, which approved an auto salvage yard. This application will bring the site in compliance with Code for all 4 parcels.

Site Plans

The plans show an existing automobile dismantling yard, salvage yard, and a recycling center with access from Copper Sage Street which terminates in a cul-de-sac at this location. The plan shows 2 existing office warehouse buildings, a covered work area in between the buildings, and 26 parking spaces on the northern parcel 123-32-401-002, which is used for the dismantling of the automobiles and supportive operations. One existing warehouse and covered work area exists on the north eastern portion of the site 123-32-401-003. The southern parcels 123-32-401-006 and 123-32-401-004 are used for the storage of automobiles. The gravel aggregate surfacing between the vehicle storage areas has been in existence prior to January 2003. The vehicle storage areas are not paved, but dust control measures approved by the Clark County Department of Air Quality and Environmental Management (DAQEM) have been previously implemented. The applicant is also requesting to waive off-site improvements excluding pavement along Copper Sage Street. There will be no changes to the existing operation.

Landscaping

Previously alternative landscaping has been approved along Lone Mountain Road with decorative rock and trees. Landscaping is located along the west side of Copper Sage Street. However, although there is a block wall on a portion of the street frontage, landscaping is not provided along the east side of Copper Sage Street. An existing fence with screen mesh is located behind the landscape areas. The applicant is requesting to keep the current condition of the site, including waiving parking lot landscaping.

Elevations

The plan shows 3 existing 5,000 square foot buildings up to approximately 35 feet high on the northern parcels (2 on the west and 1 on the east). The buildings are painted an earth tone tan color. Covered work areas are adjacent to all 3 buildings.

Floor Plans

The three, 5,000 square foot existing buildings provide offices, a warehouse, storage areas, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

In 2012, the applicant filed for a waiver of conditions (WC-0084-12) for UC-0177-11, requesting to provide alternative landscaping along Lone Mountain Road. Landscaping along the west side of Copper Sage Street was completed and satisfied. The waiver of conditions was approved with a condition of "Until June 21, 2013 to review landscaping along Lone Mountain Road to coincide with review of off-sites". However, the applicant failed to apply for review of the landscaping along Lone Mountain Road and the waiver of the Copper Sage Street off-site improvements. The applicant is looking to re-establish the previously approved use permits and the previously approved waivers for street landscaping, parking lot landscaping, and off-site improvements as reviewed under a previous application UC-0177-11. In addition, the applicant requests similar waivers for the eastern parcels in order to maintain the existing uses.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0902-14	Vacated and abandoned right-of-way	Approved by PC	January 2015
WC-0084-12 (UC-0177-11)	Waiver of conditions for a use permit requiring 1 year to commence the installation of landscaping along Copper Sage Street and Lone Mountain Road per Figure 30.64-13 (excluding pavement) - expired	Approved by PC	August 2012
UC-0177-11	Reduced separation, salvage yard and recycling center. Waivers for reduced separation between salvage yard & recycling center and non-industrial use, eliminated landscaping & full off sites; design review for automobile dismantling yard, recycling center for APNS 123-32-401-002 and 123-32-401-006 - expired	Approved by PC	June 2011
UC-1260-97	Automobile salvage yard with variances for trash enclosures, landscaping, and paved parking for APNS 123-32-401-003 and 123-32-401-004 - expired	Approved by PC	August 1997

**Several land use applications have been approved and expired for these parcels, dating back to the 1970's.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-2	Automobile dismantling
South	Industrial	M-1	Warehouse
East	Public Facilities	P-F	Nellis Air Force Base
West	City of North Las Vegas	M-2	Automobile dismantling

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The automobile dismantling and recycling center has existed for several years. The surrounding property is in an M-2 zone and developed for outdoor commercial and industrial uses except for the land to the east that is undeveloped and part of Nellis Air Force Base (NAFB). This makes the requested uses in conformance to Policy 2.12 of the Sunrise Manor Land Use Plan that encourages development patterns and standards compatible with the continuing flight operations of airports. The requested use also complies with Policy 13.1 that states the location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes, proximity to single family residential uses, transitional land uses, and proper siting and storage of hazardous materials. Staff can support these requests.

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

The adjacent portion of NAFB is undeveloped and the use is existing and similar to other uses in the area so there should be no negative impacts. Therefore, the request complies with Policy 28.2 that encourages development patterns and standards compatible with the continuing operation of NAFB. Staff can support these waiver requests.

Waiver of Development Standards #3a & #3b

The original application requested to eliminate required perimeter landscaping along a Lone Mountain Road and was approved to allow decorative rock with limited trees; which according to aerial and street view photographs do not appear maintained. The lack of landscaping is in conflicts with Policy 13.4 that encourages outdoor storage areas to be screened as much as possible from adjacent non-industrial planned parcels and from the public street. This site is near Lamb Boulevard where perimeter landscaping will provide better screening of the interior portions of the lot from the street and to portions of I-15. Likewise, perimeter landscaping can often improve air quality, promote a visually pleasing aesthetic, provide a visual buffer between uses, reduce glare and heat, and minimize water run-off onto streets. Therefore, staff cannot support this waiver request to eliminate perimeter landscaping along Lone Mountain Road. However, staff can support the waiver to landscaping along Copper Sage Street due to the existing conditions and lack of landscaping along Copper Sage Street to the north.

The applicant is also waiving interior parking lot landscaping as stated with waiver of development standards #3b. The site has constant movement of machinery and materials. Generally, staff does not support the elimination of landscaping within a parking lot because landscaping helps to reduce environmental problems and helps to enhance the visual character of a site. However, staff finds that elimination of parking lot landscaping on this site will not create a negative impact on the surrounding area due to the existing industrial nature of the area. In addition, with installation of perimeter landscaping that will help screen the interior portions of the property from the street to minimize potential negative impacts to the surrounding area; therefore, staff can support the requested waiver of development standards for #3b.

Public Works – Development Review WDS #4

Staff Recommendation

Approval of the use permits, waivers of development standards #1, #2, and #3b; denial of waivers of development standards #3a.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LKQ CENTRAL, INC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

DRAFT

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
UC-21-0090/L K Q CENTRAL INC

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #4

In 2011 the request to not install full off-site improvements was approved as part of UC-0177-11. Copper Sage Street should be developed with sidewalks, curb, gutter, and streetlights. Sidewalks, curb and gutter on public streets ensure that there is a safe and reliable way to convey storm water, provide a safe pathway which helps prevent pedestrians from walking on the asphalt roadway, and help to define driveway locations and property lines. Streetlights not only provide safety for motorists, but they assist in improving security. Therefore, staff cannot support this request.

Recommendation:

Denial of waiver of development standards #4.

Comments: Updated the waiver of development standards from #2 to #4. Additional waivers were added.

Applied by: JaWaan Dodson

Date entered: 4/5/2021

Preliminary Conditions

- Applicant shall remove all non-standard improvements from the right-of-way. /jd

Comments: Applicant has to include APN(s) 123-32-401-003 &-004 to this application, have to address the non-standard improvements in the right-of-way.

Applied by: JaWaan Dodson

Date entered: 4/5/2021

APN(s):

123-32-401-002 through 123-32-401-004; 123-32-401-006

OFF-SITE IMPROVEMENTS
(TITLE 30)

PECOS RD/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0109-LGI HOMES-NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial pavement) in conjunction with a minor subdivision map to amend the boundary between two parcels on 13.4 acres in an R-T (Manufactured Home Residential) Zone and R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Pecos Road and the South side of Judson Avenue (alignment) within Sunrise Manor. WM/al/jd (For possible action)

RELATED INFORMATION:

APN:

140-19-201-003; 140-19-201-004

LAND USE PLAN:

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

SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2180 N. Pecos Road
- Site Acreage: 13.4
- Number of Lots: 2
- Project Type: Waive off-site improvements in conjunction with a minor subdivision map to amend the boundary between 2 parcels

Site Plan and Request

The site consists of 2 parcels that were created by Parcel Map File 94, Page 14 (Lots 1 & 2). Both lots have frontage along Pecos Road and Clifford Street along the west and east sides of the lots. Lot 2 currently has an area of approximately 11.7 acres and is developed as a manufactured home park. Along the common property line of the 2 parcels is a private drive for access to manufactured homes. Portions of this private drive and the driveways that provide access from Pecos Road and Clifford Street were constructed on the southern portion of Lot 1, which otherwise is currently undeveloped. Lot 1 was approved as part of a zone change application to reclassify 5.5 acres to an R-3 zone for a single family residential development. MSM-20-600092 was filed with the Public Works Mapping Team to amend the boundary between the 2 parcels to

correct the issues of the drive aisle for the manufactured home park being partially located on Lot 1. A requirement of MSM-20-600092 is to provide full off-site improvements to the adjacent public streets.

Applicant's Justification

The applicant indicates that MSM-20-600092 was filed to correct the boundary between 2 existing parcels and this request is to waive full off-site improvements as required by MSM-20-600092. The applicant states that the existing manufactured home park was originally developed in the 1960s and off-site improvements were not required at that time. The northern portion of this site was approved as part of a larger single family residential development and off-site improvements will be provided for this parcel with the future development. There are no changes to the design or access to the existing manufactured home park, only the northern boundary is being relocated to allow existing improvements that were provided for the manufactured home park to be on the same property as the rest of the development. Off-site improvements should be provided with any future redevelopment of the manufactured home park site and not in conjunction with a map to correct the boundary between 2 existing parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0326	Reclassified 5.5 acres, which included a portion of this site, to R-3 zoning for a single family residential development	Approved by BCC	September 2020
VS-20-0327	Vacated a drainage easement through a portion of this site	Approved by BCC	September 2020
TM-20-500105	46 lot single family residential development	Approved by BCC	September 2020

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 to 32 du/ac)	R-3	Undeveloped
South	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multiple family residential
East	Residential Suburban (up to 8 du/ac), Residential High (from 8 to 18 du/ac) & Institution	R-E, R-D & R-3	Single family and multiple family residential & place of worship
West	City of North Las Vegas	R-1 & C-P	Single family residential & undeveloped

Related Applications

Application Number	Request
MSM-20-600092	Minor Subdivision Map to amend the boundaries between 2 parcels is currently under review by the Public Works Mapping Team

STANDARDS FOR APPROVAL:

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

Analysis

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.

Public Works - Development Review

Staff has no objection to the applicant not installing off-site improvements on Clifford Street. The applicant has submitted a parcel map to correct the boundary between the 2 existing parcels. One of the parcels is an existing manufactured home park developed in the 1960's and off-site improvements were not required. The original property owner entered into a Restrictive Covenant Agreement with Clark County at that time for those off-site improvements. The other parcel will be further subdivided in the future for single family residences and full off-site improvements will be installed adjacent to that subdivision when it develops.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0443-2020 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: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT