



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 2, 2024

6:30pm

AGENDA

Note:

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

Board/Council Members: Harry William, Chair
 Sondra Cosgrove, Vice-Chair
 Paul Thomas, Member
 Earl Barbeau, Member
 Stephanie Jordan, Member

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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

- III. Approval of Minutes for April 11, 2024. (For possible action)
- IV. Approval of the Agenda for May 2, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
05/21/24 PC

- 1. **AR-24-400031 (WS-23-0339)-TEJADA, MARIA ELENA:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Comb Circle and the west side of Miner Way within Sunrise Manor. TS/my/ng (For possible action)05/21/24PC

05/22/24 BCC

- 2. **ET-24-400038 (Nzc-20-0065)-ASI VEGAS VALLEY LP:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from RS20 (Residential Single-Family 20) Zone to RM32 (Residential Multi-Family 32) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an existing attached sidewalk to remain.
DESIGN REVIEW for a senior housing complex. Generally located on the south side of Vegas Valley Drive and 220 feet west of Nellis Boulevard within Sunrise Manor. TS/my/ng (For possible action) 05/22/24 BCC
- 3. **WS-24-0133-4710 CARTIER PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) non-decorative fence; 3) back-of-curb radius; and 4) driveway geometrics.
DESIGN REVIEW for an outdoor storage yard on 6.1 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, and APZ-2) Overlay. Generally located on the north side of Cartier Avenue and the east side of Marion Drive within Sunrise Manor. MK/rr/ng (For possible action) 05/22/24 BCC

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 16, 2024.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

April 11, 2024

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-EXCUSED Harry Williams-Member– PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Planning- Brady Bernhart
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Anthony Manor	

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 March 28, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for April 11, 2024

Moved by: Ms. Cosgrove

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

05/07/24 PC

1. UC-24-0088-MALDONADO LEON FAMILY TRUST ETAL & VACA, JORGE MALDONADO TRS:

USE PERMIT for large livestock (horses).

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Gateway Road, 770 feet south of Judson Avenue within Sunrise Manor. WM/rp/ng (For possible action) 05/07/24 PC

Moved by: Ms. Cosgrove

Action: Approved Use Permit/Denied Wavier of Development Standards Per Staff Recommendation

Vote: 2-1

BOARD OF COUNTY COMMISSIONERS

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

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

2. **WS-24-0082-TOLL SOUTH LV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single family residence on 0.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Owens Avenue and Sandy Lane within Sunrise Manor. WM/my/ng (For possible action)**05/07/24PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendation
Vote: 3-0/unanimous

05/08/24 BCC

3. **UC-24-0078-NEVADA SPEEDWAY LLC:**
USE PERMITS for the following: 1) outdoor storage; and 2) auction in conjunction with an existing motor vehicle racetrack on a portion of 990.2 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/nai/ng (For possible action)**05/08/24 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendation
Vote: 3-0/unanimous

4. **UC-24-0089-NEVADA SPEEDWAY, LLC:**
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping; and 3) off-site improvements.
DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) and RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)**05/08/24 BCC**

Moved by: Mr. Williams

Action: Approved the Use Permit, Design Review & Waivers #1 & #2/ Denied Waiver #3 Per Staff Recommendations

Vote: 3-0/unanimous

VII. General Business: None

VIII. Public Comment: A neighbor wanted to know when something was going to be down about the Drainage/flooding by the Orchard, South of Bonanza & Stuart. Mr. Barbeau had an article from RJ re: Horseman Park not being utilized very much.

IX. Next Meeting Date: The next regular meeting will be May 2, 2024

X. Adjournment

The meeting was adjourned at 7:26 pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400031 (WS-23-0339)-TEJADA, MARIA ELENA:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Comb Circle and the west side of Miner Way within Sunrise Manor. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

161-06-614-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce separation between accessory structures (restroom building and attached accessory playroom) to 4 feet 5 inches where 6 feet is required per Table 30.40-1 (a 25% reduction).
- b. Reduce separation between accessory structures (storage building and restroom building) to 3 feet 5 inches where 6 feet is required per Table 30.40-1 (a 42% reduction).
2. a. Reduce the rear setback for an accessory structure (storage building) to 1 foot 5 inches where 5 feet is required per Table 30.40-2 (a 70% reduction).
- b. Reduce the side setback for an accessory structure (storage building) to 1 foot 11 inches where 5 feet is required per Table 30.40-2 (a 78% reduction).
- c. Reduce the side setback for an accessory structure (restroom building) to 4 feet 8 inches where 5 feet is required per Table 30.40-2 (a 4% reduction).
- d. Reduce the side setback for an attached accessory water heater room to 4 feet 3 inches where 5 feet is required per Table 30.40-2 (a 4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4154 Comb Circle
- Site Acreage: 0.1
- Project Type: Accessory structures

- Number of Stories: 1
- Building Height (feet): 9 (storage building)/10 (restroom building)/8 (attached water heater room)
- Square Feet: 1,684 (single family residence)/81 (storage building)/72 (restroom building)/24 (attached water heater room)/419 (playroom)

History & Request

A waiver of development standards (WS-23-0339) was applied for on this parcel in 2023. This application reduced multiple accessory structure setbacks and separations. A condition of approval required the outside storage to be removed and an administrative review to be filed within 6 months. This application is to satisfy that condition of approval.

Site Plan

The approved plan depicts a 0.1 acre property with a driveway that accesses a cul-de-sac off Comb Circle. The plan further depicts an existing 1,684 square foot, 1 story single family residence with 2 accessory structures (storage building and restroom building) and 2 attached accessory room additions to the existing residence (water heater room and playroom) located in the rear yard. The first accessory structure (storage building) is located along the northern property line with 1 foot and 5 inch setback. The second accessory structure (restroom building) is located to the south of the storage building with a separation of 3 feet 5 inches. An attached water heater room, which does not have interior access to the residence, is located on the west side of the residence and has a setback of 4 feet 3 inches. An attached accessory playroom, without interior access to the home, is located on the north side of the residence, and is 4 foot 5 inches from the restroom building.

Landscaping

The applicant did not propose adding any new trees or shrubs with the original request.

Elevations

The approved elevations of the storage building showed wooden paneling painted light gray to match the existing house. The restroom building and the attached water heater room are stucco and painted light gray to match the existing house. The height of these structures vary between 8 feet and 10 feet.

Floor Plans

The accessory structures are distributed throughout the site. The northern storage building is 81 square feet and the nearby restroom building is 72 square feet. The attached water heater room is 24 square feet and the attached playroom is 419 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0339:

Comprehensive Planning

- 6 months to remove all outside storage;
- 6 months to review the removal of all outside storage;
- 1 year to complete the building permit and inspection process and review as a public hearing;
- Storage shed shall not be used for living purposes.
- 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 application for review; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant was required to apply for a review 6 months after the approval of WS-23-0339. The applicant stated they removed the outside storage in the backyard per photos provided.

Prior Land Use

Application Number	Request	Action	Date
WS-23-0339	Reduced setbacks and separations for accessory structures	Approved by PC	September 2023

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)	RS5.2	Single family residential

Clark County Public Response Office (CCPRO)

CE21-03652 is an active zoning violation on the parcel for a building without a permit.

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

A review was required 6 months after September 19, 2023. The applicant has demonstrated that they removed excess outdoor storage noted in their Code Enforcement case and prior land use. Staff finds that photo evidence shows that progress has been made in removing prior outdoor

storage. This is an improvement to the conditions shown compared to previous photos. Also, aerial photos show that the removal of outdoor storage occurred. However, there still appears to be some outdoor storage on-site according to the photos provided. Due to the improvement to the previous condition, staff can support this request with an additional review in 2 months. This should give the applicant enough time to remove the remainder of the outside storage before obtaining the building permits.

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

- 2 months to remove the remainder of the outdoor storage;
- Building permits cannot be issued until all outside storage has been removed from the property.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: MARIA ELENA TEJADA

CONTACT: MARIA TEJADA, 4154 COMB CIRCLE, LAS VEGAS, NV 89104

AR-24-40031



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161 06 614 019

PROPERTY ADDRESS/ CROSS STREETS: Minesway / Comb cir

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Maria Elena Tejada RCI: 213588
ADDRESS: 9154 Comb Cir
CITY: Las Vegas STATE: NV ZIP CODE: 89104
TELEPHONE: _____ CELL 702-249-1298 EMAIL: gueraTejada64@gmail.com

APPLICANT INFORMATION

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Maria Elena Tejada
Property Owner (Signature)*

Maria Elena Tejada
Property Owner (Print)

03/04/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input 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) AR-24-40031

ACCEPTED BY Rp

PC MEETING DATE 5/21/24

DATE 3/11/24

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

DATE 5/2/24

I'm coming for 6 month review per
ws-23-0339. I have remove all the
outside storage and would like your
approval for the review

Allena Elm Tejeda

03/04/2024

AR-24-400031

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400038 (NZC-20-0065)-ASI VEGAS VALLEY LP:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from RS20 (Residential Single-Family 20) Zone to RM32 (Residential Multi-Family 32) Zone.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an existing attached sidewalk to remain.

DESIGN REVIEW for a senior housing complex.

Generally located on the south side of Vegas Valley Drive and 220 feet west of Nellis Boulevard within Sunrise Manor. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

161-08-710-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 41 feet where 35 feet is the maximum allowed per Table 30.40-3 (a 17% increase).
2. Allow an existing attached sidewalk along Vegas Valley Drive to remain where a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4945 Vegas Valley Drive
- Site Acreage: 2.5
- Project Type: Senior housing
- Number of Units: 70
- Density (du/ac): 28
- Number of Stories: 3
- Building Height (feet): 41
- Square Feet: 70,000
- Open Space Required/Provided: 7,000/7,590
- Parking Required/Provided: 70/73

Site Plans

The approved site plans depict a proposed “L” shaped senior housing building located along the south and east sides of the site. The building is set back 39 feet from the south property line and 23 feet from the east property line. The site has two sources of ingress and egress.

Landscaping

Approved landscaping along Vegas Valley Drive includes a 15 foot wide landscape strip behind an existing attached sidewalk, a 6 foot high wrought iron fence, and another 12 foot wide landscape strip behind the wrought iron fence. Larger landscaping strips are located on the boundary periphery of the sites.

Elevations

The approved 3 story building is 41 feet tall to the peak of the pitched concrete tile roof. Elevations consist of painted stucco, stone finish, and faux shutters on some of the windows.

Floor Plans

The first floor is 24,818 square feet and includes a lobby, community room, exercise room, offices, equipment rooms, and 21 bedroom units. Both the second and third floors are each 22,591 square feet. The second floor includes a lobby, library, laundry room, trash room, and 24 bedroom units. The third floor includes a lobby, hobby room, laundry room, trash room, and 25 bedroom units.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-23-900188 (NZC-20-0065):

Current Planning

- Until April 21, 2024 to complete.
- 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 completed within the time specified.

Listed below are the approved conditions for NZC-20-0065:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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; 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site permits may be required.

Building Department - Fire Prevention

- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm);
- The distance from the fire access lane to all portions of the structure must not exceed 250 feet.

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 #0712-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the project completion date is expected to be in July 2024 and that they need more time to complete their project beyond what has been granted.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900188 (NZA-20-0065)	Extension of time for zone change, waivers of development standards, use permit, and design review for senior housing	Approved by ZA	May 2023
NZA-20-0065	Nonconforming zone change, waivers of development standards, use permit, and design review for senior housing	Approved by BCC	April 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Corridor Mixed-Use	CG	Mini-warehouses
East	Corridor Mixed-Use	CG	Vehicle wash & convenience store
West	Compact Neighborhood (Up to 18 du/ac)	RM18	Multiple 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

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

Staff finds that the project is nearly complete. For on-site work, the applicant needs only to complete the landscaping and parking lot. Off-site improvements are close to receiving a final inspection. It is recommended that the applicant receive 1 year to finish this last portion of the project.

Public Works - Development Review

The applicant has complied with all of Public Works conditions; therefore, staff has no objection to this 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 4, 2025 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RAMI ATOUT

CONTACT: RAMI ATOUT, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT

ET-24-400038



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-08-710-036

PROPERTY ADDRESS/ CROSS STREETS: 4945 VEGAS VALLEY DR, LAS VEGAS, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

NZC-20-0065, Extension of time, The project consists of a new building, 3 STORY, 70 UNITS SENIOR HOUSING, The project is under construction, with an anticipated completion date of July 2024.

PROPERTY OWNER INFORMATION

NAME: A S I VEGAS VALLEY L P
ADDRESS: 2550 UNIVERSITY AVE STE 330N
CITY: SAINT PAUL STATE: MN ZIP CODE: 55114
TELEPHONE: 651-645-7271 CELL _____ EMAIL: dherrera-markwald@accessiblespace.org

APPLICANT INFORMATION

NAME: CREATIVE DESIGN ARCHITECTURE, INC.
ADDRESS: 1855 VILLAGE CENTER CIRCLE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-256-6663 CELL 702-769-3654 EMAIL: ratout@cdarch.com

CORRESPONDENT INFORMATION

NAME: Rami Atout
ADDRESS: 1855 Village Center circle
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-256-6663 CELL _____ EMAIL: ratout@cdarch.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] Property Owner (Signature)* ASI Vegas Valley, LP Property Owner (Print) 03/12/2024 Date
By: Stephen Vander Schaaf, President of ASI Clark County Affordable Housing, Inc. as AP

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400038

ACCEPTED BY MY

PC MEETING DATE _____

DATE 3/19/24

BCC MEETING DATE 5/22/24

\$1,7000

TAB/CAC LOCATION Sunrise Manor

DATE 5/2/24

NZC-20-0065

ET-24-400038

cdai

CREATIVE DESIGN ARCHITECTURE INC

March 19, 2024

Clark County Current Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

RE: ASI Clark County Vegas Valley Drive Senior Housing
4945 Vegas Valley Drive, Las Vegas, NV 89121
APN # 161-08-710-036
Request for Extension of Time

To whom it may concern:

ASI Clark County Vegas Valley Drive Senior Housing is a proposed 70-unit Low-Income Housing Tax Credit (LIHTC) financed, an accessible, affordable apartment community for Seniors and includes 13 units for adults with physical disabilities.

The Project is a three-story, new construction, elevator apartment residence that will include 59 one-bedroom, one-bath (approximately 592 SF) and 11 two-bedroom, one-bath (approximately 894 SF) units. The Mediterranean-style architecture includes a mix of natural stone veneer, stucco with decorative shutters, and architectural pop-outs. The exterior will enhance the surrounding neighborhood by incorporating complementary colors and select architectural features.

The project is currently under construction, with an anticipated completion date of July 2024.

Accessible Space, Inc. and Creative Design Architecture, Inc. sincerely appreciate your consideration of our request for this very important residential apartment community for seniors in Clark County and Nevada.

Sincerely,



Rami I. Atout, AIA, NCARB
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0133-4710 CARTIER PARTNERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) non-decorative fence; 3) back-of-curb radius; and 4) driveway geometrics.

DESIGN REVIEW for an outdoor storage yard on 6.1 acres in an (L (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, and APZ-2) Overlay.

Generally located on the north side of Cartier Avenue and the east side of Marion Drive within Sunrise Manor. MK/rr/ng (For possible action)

RELATED INFORMATION:

APN:

140-17-701-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive requirements for parking lot landscaping where required per Section 30.04.01D.
2. Allow a non-decorative fence along 2 streets where a decorative fence is required per Section 30.04.03B.
3. Allow a 15 foot back of curb radius where a 25 foot radius is required per Section 30.04.08C and Uniform Standard Drawing 225 (a 40% reduction).
4. a. Allow a minimum throat depth of zero feet for a driveway on Marion Drive where 25 feet is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (a 100% reduction).
b. Allow a minimum throat depth of 11 feet for a driveway on Cartier Avenue where 25 feet is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (a 56% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4710 E. Cartier Avenue
- Site Acreage: 6.1
- Project Type: Outdoor storage yard with existing office/warehouse
- Number of Stories: 2
- Building Height (feet): 28 (existing office/warehouse)/18.4 (accessory carport – to be demolished)

- Square Feet: 9,487 (existing office/warehouse)/2,000 (accessory carport – to be demolished)
- Parking Required/Provided: 19/19
- Sustainability Required/Provided: 7/2

Site Plan

The plan depicts a 6.1 acre site at the northeast corner of Cartier Avenue and Marion Drive. The site is currently surrounded by a chain-link fence. This fence will be replaced by a new chain-link security fence, 9 feet in height with a 1 foot tall barbed wire extension and privacy mesh fabric. The new fence will be set back 20 feet from Cartier Avenue and 15 feet from Marion Drive. An additional 9 foot tall security fence will divide the northern and southern portions of the property with a rolling gate connecting each side of the property. Access to the northern portion is provided by a 36 foot wide driveway on Marion Drive. Access to the southern portion is provided by a 36.5 foot wide driveway on Cartier Avenue.

Within the site there are 2 existing structures shown. The first building is a 2 story office/warehouse located in center of the southern portion of the site. The building is set back 67.5 feet from the front property line along Cartier Avenue and 106.6 feet from the side street, Marion Drive. The second structure is a metal accessory carport located in the northern portion of the property. The carport is set back 312.3 feet from Marion Drive and 30.3 feet from the nearest interior property line. The plan indicates the carport will be demolished. The northern portion of the property will be used for outside storage. Outside storage will also be located within the northern and western areas of the southern portion of the site. All outdoor storage areas will be paved with asphalt. A parking area with 19 spaces including 1 accessible space is depicted along the southern and eastern sides of the office/warehouse. A pedestrian pathway from the public sidewalk on Cartier Avenue to the accessible space and office/warehouse is indicated. A trash enclosure is shown northeast of the office/warehouse building.

Landscaping

The plans depict existing attached sidewalks along the streets. A 15 foot wide landscape strip is indicated along the frontage on Marion Drive and a 20 foot wide landscape strip is indicated along the frontage on Cartier Avenue. Large trees are spaced 20 feet apart along both streets except where they would interfere with sight visibility zones. Three shrubs per tree are also indicated on the plan. Parking area landscaping is not provided and is the subject of a waiver request.

Elevations

Photos provided depict the existing buildings on site. The office/warehouse building is 28 feet in height. The 2 story building features a mansard style tiled roof on the south side, with large vertical windows and a stucco façade. The other 3 sides of the building feature a nearly flat roof with metal siding. The west side of the building includes 5 existing roll-up doors, while the north side has a large metal canopy and another roll-up door. The carport is 18.3 feet in height and is open on 3 sides and a metal wall on the fourth side. No changes to the office/warehouse are proposed. The carport will be demolished.

Floor Plans

The plans depict the first floor of the office/warehouse building with a 2,416 square foot warehouse and several rooms or offices on both sides of the warehouse. Building entrances are located on the south, west, and east sides of the building. The second floor is accessible by 2 stairways from the first floor. The second floor includes additional rooms and 2 kitchens. No changes to the existing floor plans are proposed.

Applicant's Justification

The property was first developed in 1982 and has predominantly served as an outdoor storage yard. The current property owner intends to enhance the property by paving currently unpaved areas and installing a new fence and access gates along the rights-of-way to ensure adequate screening and security. A 15 foot wide landscape buffer is proposed to be provided behind an existing 5 foot wide attached sidewalk. To improve accessibility and safety, the driveway entry on Marion Drive will be reconstructed to a standard commercial driveway with curb returns and ADA ramps. The office/warehouse building will be retained, while the carport will be demolished. The proposed use is a storage facility for wood products, heavy duty trucks, trailers, vans, and various materials including steel, aluminum, wood, concrete, vinyl, or composite. Leasing arrangements for the storage yard are planned in 5 year increments. The applicant states that they believe that this use is suitable for the site, given its proximity to comparable commercial and industrial activities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0928-07 (ET-0252-09)	First extension of time for a light manufacturing (tire retread) facility in the APZ	Approved by PC	October 2009
UC-0928-07	Light manufacturing (tire retread) facility in the APZ, waiver for reduced parking lot landscaping and design review	Approved by PC	September 2007
ZC-009-81	Reclassified the site from M-D to M-1 zoning	Approved by BCC	April 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IL (AE-70, AE-75, & APZ-2)	Industrial uses with outdoor storage
South	Business Employment	IL (AE-70 & APZ-2)	Industrial uses with outdoor storage
West	Business Employment	IP & IL (AE-70, AE-75, & APZ-2)	Industrial uses & industrial uses with outdoor storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting to waive the requirements for parking area landscaping to preserve the current parking and storage capacity of the site. The applicant states that the street landscaping will meet or exceed Code requirements to ensure minimal impact on adjacent properties. The applicant further states that the prevalent use of the neighboring sites is for storage purposes, and the anticipated impact on the surrounding area is expected to be negligible. Based on the proposed parking layout, a minimum of 5 landscape islands are required by Section 30.04.01D. with 1 island provided for every 6 parking spaces, and an island located at the end of each row of parking. Each island is required to have 1 large or medium tree. The purpose of providing trees within the parking areas is to reduce impacts of the heat island effect which is exacerbated by unshaded pavement. A significant portion of the site is proposed to be paved for storage purposes where no trees or landscaping is required or provided. It appears that landscape islands with trees could be provided within the required parking areas without impacting the paved storage areas of the site. Also, the street landscape buffers are wider than required but do not provide more trees than required. Due to the waiver for parking lot landscaping, a fee-in-lieu will need to be paid prior to the issuance of a building permit; therefore, staff does not support this request.

Waiver of Development Standards #2

The applicant is requesting to allow for a non-decorative fence along 2 streets, Marion Drive and Cartier Avenue. The fence is proposed to be 9 feet in height with a 1 foot tall, barbed wire extension on top. The fence material will be comprised of chain-link and a privacy mesh fabric. The fence is set back 15 feet to 20 feet from the adjacent streets. The applicant states that the installation of this fence is necessary to clearly demarcate property boundaries, thereby enhancing security and privacy for operational needs. A review of the street views of this area revealed that the surrounding properties have similar chain-link fencing and screening typically comprised of slats, with barbed wire on top. Because the proposed fencing will be similar in appearance to the surrounding areas and the anticipated impact is negligible, staff could normally support this request. However, because staff is not supporting waiver of development standards #1, 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.

An outside storage yard is required by Section 30.03.07D to be screened from view by a screened fence or wall if the storage areas do not meet the zoning district setbacks and from any collector streets. In this case, non-decorative screened fencing is being provided. All proposed fencing will meet the setback requirements and the outdoor storage areas will be screened from Marion Drive, a collector street, as well as along Cartier Avenue, a local street. All outdoor storage areas are proposed to be paved. It is required that no stored items be stacked or piled above the height of the screen fence.

Pedestrian connectivity is provided between the public sidewalk on Marion Avenue across a new parking lot to the building entrances. The pathway will feature stained concrete or other options as required by Code. A new trash enclosure is located northeast of the building and will feature gates, a 5 foot concrete pad, and walls that will be a minimum of 1 foot higher than the receptacle. Cross access to the adjacent properties is not provided as they are already developed. Staff could normally support the design review. However, because waiver of development standards #1 is not being supported, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to allowing the existing curb return driveway with reduced ingress radius to remain on Cartier Avenue. The reduced radius should have no negative impact as Cartier Avenue is a 60 foot wide local street. However, since Planning is recommending denial of the application, staff cannot support this request.

Waiver of Development Standards #4

Staff has no objection to the reduced throat depths for the commercial driveways on Marion Drive and Cartier Avenue. The gates for both driveways will be open during business hours, mitigating potential impacts from the reduced throat depths, and reducing concern about stacking in the right-of-way for either driveway. However, since Planning is recommending denial of the application, 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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that off-site improvement permits may be required.

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: 4710 CARTIER PARTNERS, LLC

CONTACT: ANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89147