



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 29, 2023

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 Manora: 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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
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 KEVIN SCHILLER, County Manager

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

- III. Approval of Minutes for June 1, 2023. (For possible action)
- IV. Approval of the Agenda for June 29, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

06/20/23 PC

- 1. **PA-23-700014-HOLIDAY TRAVEL PARK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 9.3 acres. Generally located on the northwest corner of Judson Avenue and Lamont Street within Sunrise Manor. TS/gtb (For possible action) **06/20/23 PC**
- 2. **ZC-23-0227-HOLIDAY TRAVEL PARK, LLC:**
ZONE CHANGE to reclassify 9.3 acres from an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** allow stacking of accessory structures (Conex boxes); and **3)** alternative paving.
DESIGN REVIEW for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex. Generally located on the north side of Judson Avenue and the west side of Lamont Street within Sunrise Manor (description on file). TS/jor/syp (For possible action) **06/20/23 PC**
- 3. **PA-23-700015-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 3.3 acres. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc (For possible action) **06/20/23 PC**
- 4. **ZC-23-0243-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**
ZONE CHANGE to reclassify 3.3 acres from an R-T (Manufactured Home Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** reduce street landscape width.
DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor (description on file). WM/gc/syp (For possible action) **06/20/23PC**
- 5. **TM-23-500069-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**
TENTATIVE MAP consisting of 34 single family residential lots and common lots on 3.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc/syp (For possible action) **06/20/23 PC**
- 6. **WS-23-0180-CORDON EVA & OSCAR OSWALDO OLIVA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for an existing detached accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Chicago Avenue and the east side of Carillo Street within Sunrise Manor. TS/hw/syp (For possible action) **06/20/23 PC**

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KEVIN SCHILLER, County Manager

06/21/23 BCC

7. **ET-23-400048 (UC-18-0168)-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** reduce the separation from a gasoline station to a residential use; **2)** reduce the separation from a tire sales and installation facility to a residential use; **3)** reduce the separation from a vehicle maintenance facility to a residential use; **4)** reduce the separation from a vehicle repair facility to a residential use; **5)** permit a proposed vehicle paint and body shop facility; **6)** permit a proposed tire sales and installation facility in the APZ-2 Overlay District; **7)** permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; **8)** permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; **9)** permit a proposed vehicle repair facility in the APZ-2 Overlay District; **10)** permit a proposed vehicle rental facility in the APZ-2 Overlay District; and **11)** permit a proposed vehicle sales facility in the APZ-2 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle paint and body shop to a residential use; **2)** permit a vehicle paint and body shop as a principal use; **3)** increase block wall height; **4)** reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and **5)** modified street standards.
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed tire sales and installation facility; **4)** proposed vehicle maintenance facility; **5)** proposed vehicle paint and body shop; **6)** proposed vehicle repair facility; **7)** proposed vehicle rental facility; and **8)** proposed vehicle sales facility on 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/tpd/syp (For possible action)06/21/BCC
8. **ET-23-400057 (ZC-0215-15)-SULEIMAN, WATHIQ:**
USE PERMIT FOURTH EXTENSION OF TIME for retail sales as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscape width; **2)** reduce trash enclosure setback from a residential development; **3)** reduce setbacks; and **4)** reduce height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor (description on file). WM/bb/syp (For possible action) 06/21/BCC

07/18/23 PC

9. **ET-23-400080 (WS-22-0080)-MCCALL DEBRA L:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce setbacks; and **2)** reduce building separation on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/nai/syp (For possible action) 07/18/23 PC
10. **PA-23-700013-FURCOLOW SEPARATE PROPERTY TRUST & FURCOLOW JAMES P TRS:**
PLAN AMENDMENT to amend the Northeast Las Vegas Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from Collectors (80+ foot right-of-way) to Collectors (60+ foot right-of-way) for Mount Hood Street between Cheyenne Avenue and Alto Avenue within Sunrise Manor. MK/gt (For possible action) 07/18/23 PC
11. **WC-23-400083 (ZC-0345-00)-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** indoor storage of boats and RV's only per Title 30; **2)** landscape areas (10 foot and 20 foot widths) as shown on plans around the perimeter of the site; **3)** monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet); **4)** development to be restricted to 1 story units only; **5)** applicant to provide ceramic tile or concrete roof; **6)** minimum 20 feet of A-1 type landscaping along Alto Drive and Mount Hood Street; **7)** buildings to have pitched roofs; **8)** ends of the buildings exposed to Alto Drive and Mount Hood Street to be stucco and residential in character; and **9)** hours to be restricted from 8:00 a.m. to 8:00 p.m. in conjunction with a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage and a recreational vehicle watercraft wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone. Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action) 07/18/23 PC

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KEVIN SCHILLER, County Manager

12. **VS-23-0232-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Mount Hood Street located between Cheyenne Avenue and Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jor/syp (For possible action) **07/18/23 IPC**
13. **UC-23-0231-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**
USE PERMITS for the following: **1)** mini-warehouse; **2)** off-highway vehicle, recreational vehicle, and watercraft storage; and **3)** recreational vehicle and watercraft wash station.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage with a wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone. Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action) **07/18/23 PC**
14. **SC-23-0286-TOUCHSTONE INDEPENDENCE, LLC:**
STREET NAME CHANGE to change the name of Sloan Lane to Homeownership Lane between Vegas Valley Drive and Desert Inn Road. Generally located on the south side of Vegas Valley Drive and the north side of Desert Inn Road within Sunrise Manor. TS/rr/syp (For possible action) **07/18/23 PC**
15. **UC-23-0237-SHAHID NASSER ABDEL & MANAL A & AVA MINA WORLD WIDE INVESTMENT LLC:**
USE PERMITS for the following: **1)** allow personal services (beauty salon) in an H-2 Zone; **2)** allow personal services (beauty salon) in an APZ-2 Zone; **3)** allow permanent make-up in an H-2 Zone; and **4)** allow permanent make-up in an APZ-2 Zone in conjunction with an existing shopping center on a 3.4 acre portion of a 6.6 acre site in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/lm/syp (For possible action) **07/18/23 PC**
16. **WS-23-0277-TILT COMM PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** modified street landscaping; **3)** reduce gate setback; and **4)** modified driveway geometrics.
DESIGN REVIEW for outside storage on 1.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Lamb Boulevard, 770 feet north of Alexander Road within Sunrise Manor. MK/jud/syp (For possible action) **07/18/23 PC**
- 07/19/23 BCC**
17. **ET-23-400073 (DR-21-0175)-ARANDA FAMILY TRUST ETAL & ARANDA-PAEZ, LUIS UBALDO TRS:**
DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone. Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. TS/mh/syp (For possible action) **7/19/23 BCC**
18. **ET-23-400076 (WS-0640-15)-CROWN MAYFAIR, LLC:**
DESIGN REVIEWS THIRD 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/rp/syp (For possible action) **7/19/23 BCC**

19. **WC-23-400077 (ZC-0893-02)-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) store fronts to face the street, except the restaurant; 2) buildings shall be grouped per plans; and 3) ten foot high screen wall for loading area on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) **7/19/23 BCC**
20. **UC-23-0281-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:**
USE PERMIT for a vehicle wash.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: 1) commercial center; and 2) finished grade on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) **7/19/23 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: July 13, 2023.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

June 1, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT
Paul Thomas-Member-PRESENT
Harry Williams-Member- PRESENT
Stephanie Jordan –Member-PRESENT
Sondra Cosgrove-Member-EXCUSED
Hunter White-Lorna Phegley

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

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:32 p.m.

II. Public Comment: None

III. Approval of the May 11, 2023 Minutes

Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous

IV. Approval of Agenda for June 1, 2023

Moved by: Mr. Thomas
Action: Approved with item #2 being held
Vote: -0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

06/06/23 PC

- I. AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow agricultural – livestock, large not in Community District 5; 2) allow a non-decorative roof; and 3) increase the square footage of accessory buildings in conjunction with a principal structure.
DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jgh/syp (For possible action)06/06/23 PC

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KEVIN SCHILLER, County Manager

Moved by: Mr. Thomas
Action: Denied
Vote: 4-0/unanimous

06/07/23 BCC

2. **WS-23-0107-GROUP XIII PROPERTIES, LP:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)06/07/23 BCC

HELD PER APPLICANTS REQUEST

06/20/23 PC

3. **PA-23-700009-SCHOOL BOARD OF TRUSTEES, ET AL:**
PLAN AMENDMENT to amend the Northeast – Las Vegas Valley Transportation Map of the Clark County Master Plan from Collectors (80 foot right-of-way) to Collectors (60 foot right-of-way) for Christy Lane between Carey Avenue and Owens Avenue within Sunrise Manor. MK/gc (For possible action)06/20/23PC
Moved by: Mr. Thomas
Action: Adopted w/recommendation that Clark County process vacation/abandonment portions of Christy Lane that are in excess of 60ft at no cost to the adjacent landowners.
Vote: 4-0/unanimous

4. **WS-23-0187-SCHOOL BOARD OF TRUSTEES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) reduce driveway throat depth; and 4) allow alternative sidewalk ramps.
DESIGN REVIEW for a school (elementary) on 7.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Christy Lane and Kell Lane within Sunrise Manor. MK/gc/syp (For possible action)6/20/23PC

Moved by: Mr. Thomas
Action: Approved per staff recommendations, a 3way stop at Kell Lane/Christy Lane & w/recommendation that Clark County process vacation/abandonment portions of Christy Lane that are in excess of 60ft at no cost to the adjacent landowners.
Vote: 4-0/unanimous

06/21/23 BCC

5. **ZC-23-0072-PROLOGIS, LP:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk (no longer needed) and alternative street landscaping.
DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action)06/21/23 BCC
Moved by: Mr. Thomas
Action: Approved w/ if approved staff recommendations per revised plans & to remove access on Alto, add NO PARKING sign on Northside of Alto.
Vote: 4-0/unanimous

6. **VS-23-0073-PROLOGIS, LP:**
AMENDED HOLDOVER VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment), and a portion of right-of-way being Lincoln Road between Alto Avenue and Cecile Avenue (alignment) (previously not notified), within Sunrise Manor (description on file). WM/bb/syp (For possible action)
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/unanimous

- VII. General Business:None
- VIII. Public Comment: None
- IX. Next Meeting Date: The next regular meeting will be June 15, 2023
- X. Adjournment
The meeting was adjourned at 8:37 pm

06/20/23 PC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

JUDSON AVE/LAMONT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700014-HOLIDAY TRAVEL PARK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 9.3 acres.

Generally located on the northwest corner of Judson Avenue and Lamont Street within Sunrise Manor. TS/gtb (For possible action)

RELATED INFORMATION:

APN:
140-20-501-004

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

- Site Address: 4842 Judson Avenue
- Site Acreage: 9.3
- Project Type: Outside storage yard with storage containers in conjunction with an existing office/warehouse building.

Applicant's Justification

The applicant states the proposed Master Plan amendment from Business Employment (BE) to Industrial Employment (IE) is consistent and compatible with the surrounding area which consists of various industrial uses. The amendment would be in keeping with the intent, goals and policies of the Master Plan and would not cause a detriment to the public health, safety or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900521	Accessory structure	Approved by ZA	September 2019
UC-0319-16	Light manufacturing in accident potential zone 2 (APZ-2) overlay with existing office warehouse	Approved by PC	June 2016
UC-0549-13	Light manufacturing in accident potential zone 2 (APZ-2) overlay with existing office building	Approved by PC	November 2013

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0297-07	Industrial subdivision	Approved by PC	December 2007
WS-0917-06	Alternative street design in conjunction with an office/warehouse	Approved by PC	August 2006
DR-0727-06	Office/warehouse building	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Public Use	M-D	Industrial & United States Post Office
South	Business Employment	M-D & M-1	Industrial & residential
East	Business Employment	M-1	Industrial
West	Business Employment	M-D	Undeveloped

Related Applications

Application Number	Request
ZC-23-0227	A zone change to allow an outside storage yard with storage containers in conjunction with an existing office/warehouse building is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The current use in the immediate area to the west is undeveloped land. To the north, south, and east are existing industrial buildings and open storage yards. To the northeast is a United States Postal Service facility. Increasing the intensity of the land use designation from Business Employment to Industrial Employment for this site could intensify a negative precedent that may further impact the nearby existing business employment uses and/or light industrial uses. Staff is concerned about the potential precedent that would be created by reclassifying the land use designation of this site to Industrial Employment. This could potentially lead to a conforming zone change to M-2 Industrial District, generally described in Title 30.40.250 as the following: "The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities."

Many of these potential uses would be detrimental to residents located less than 200 feet from the southeast corner of this site. Further, Policy SM-5.3 of the Master Plan encourages development patterns and standards to be compatible with the continuing operation in the vicinity of Nellis Air Force Base. Changing the land use designation from Business Employment

to Industrial Employment could allow more intense industrial uses. In particular, the proposed outside storage could be visible from the residential neighborhoods, is not appropriate for this location, and may result in other compatibility issues. Therefore, staff does not support this request.

Staff Recommendation

Denial. If approved, adopt, and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

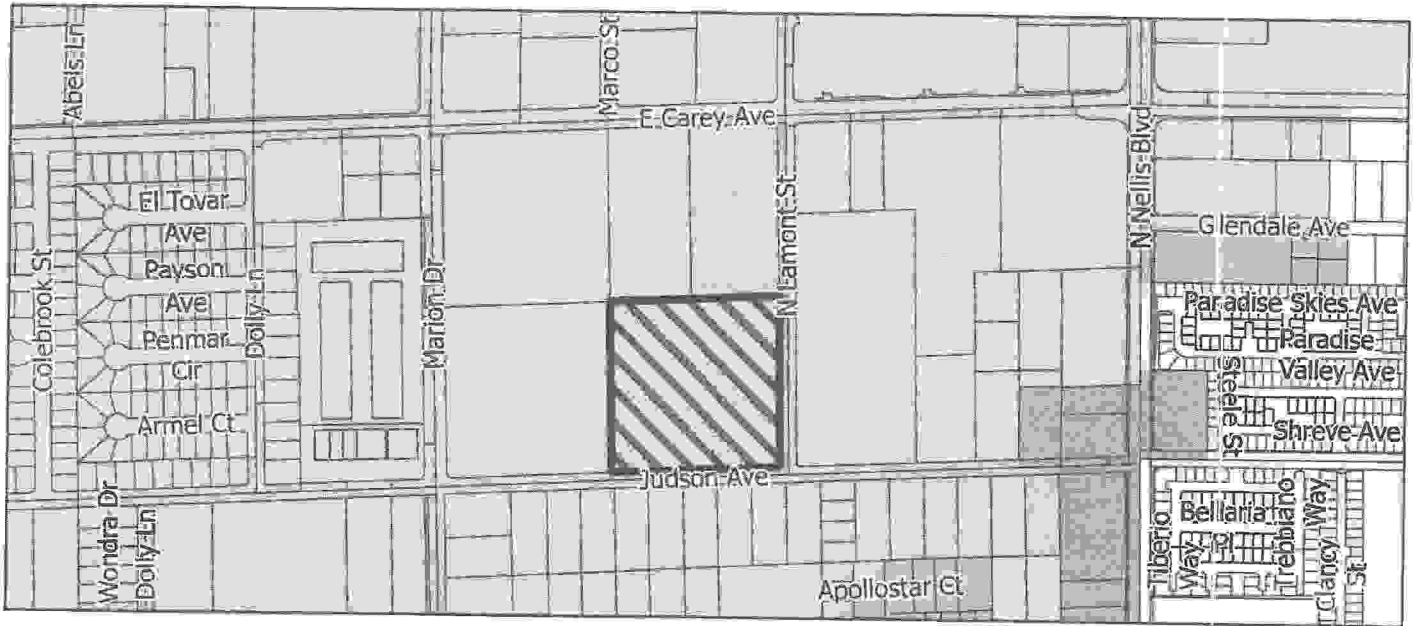
APPROVALS:

PROTEST:

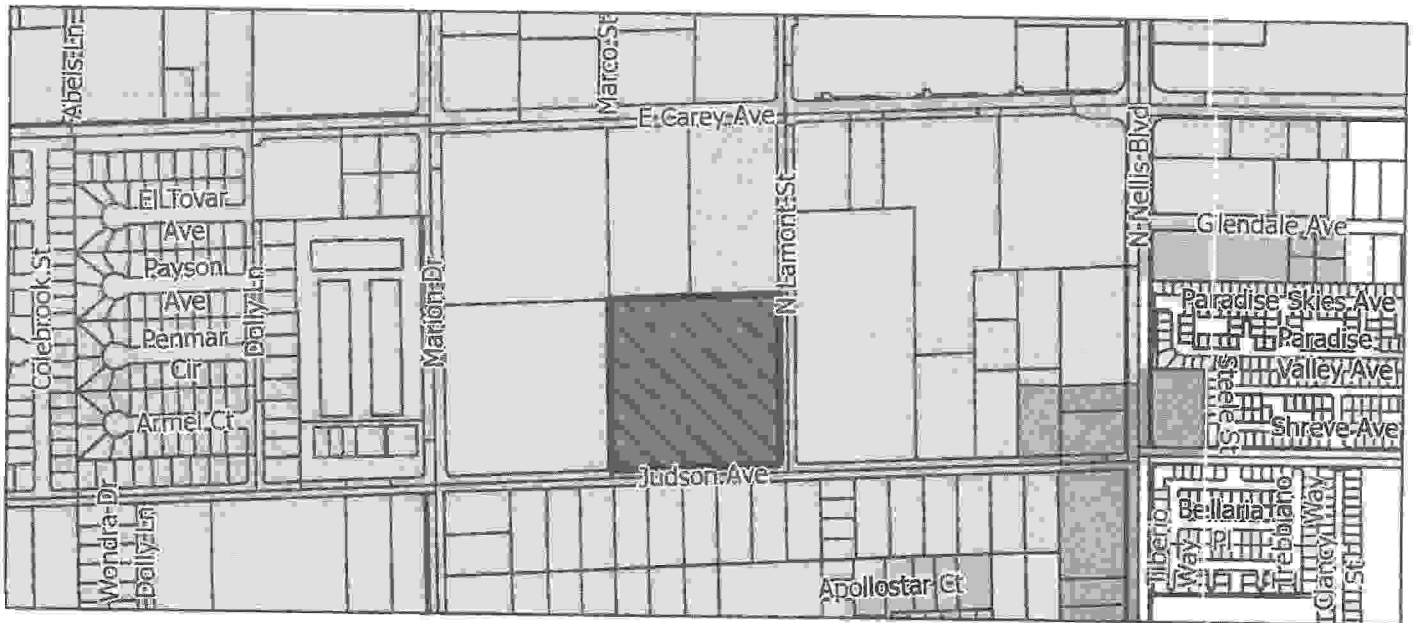
APPLICANT: CONTAINER STORAGE COMPANY INC.

CONTACT: G. C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

Planned Land Use Amendment PA-23-700014



Current



Requested

DRAFT

Sunrise Manor Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas



OUTSIDE STORAGE
(TITLE 30)

JUDSON AVE/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0227-HOLIDAY TRAVEL PARK, LLC:

ZONE CHANGE to reclassify 9.3 acres from an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) allow stacking of accessory structures (Conex boxes); and 3) alternative paving.

DESIGN REVIEW for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex.

Generally located on the north side of Judson Avenue and the west side of Lamont Street within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-501-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the required number of trees adjacent to Lamont Street to 8 trees where 21 trees are required per Figure 30.64-030 (a 62% reduction).
- b. Reduce the required number of trees adjacent to Judson Avenue to 8 trees where 21 trees are required per Figure 30.64-030 (a 62% reduction).
- c. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Allow proposed accessory structures (Conex boxes) to be stacked above the height of the screen fence where not permitted per Table 30.44-1.
3. Allow alternative paving where any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved per Table 30.44-1.

DESIGN REVIEW:

A proposed outside storage facility (Conex box rental).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 9.3

- Project Type: Proposed outside storage facility (Conex box rental).
- Number of Stories: 1 (manufactured building utilized as an office)
- Building Height (feet): 12 feet, 6 inches (manufactured building utilized as an office)
- Square Feet: 720
- Parking Required/Provided: 3/6 (outside storage)/169 (existing for building to the north)

History, Site Plan, and Request

The site plan depicts a previously approved development via DR-0727-06 for an existing office/warehouse complex with a total of 3 buildings; however, only 1 building on the northern portion of the subject parcel was constructed and exists today. There are 2 existing driveways along Lamont Street (east property line), and 1 additional existing driveway along Judson Avenue (south property line). South of the existing office/warehouse building is an undeveloped pad site.

The undeveloped pad site is where the applicant is proposing an outside storage facility for a *Conex box rental business*. This establishment will feature *Conex boxes* stored outside and stacked on top of one another. However, the applicant states that the *Conex boxes* would be stored at the ground level closer to the screened fence and up to a maximum of 2 high (stacked) as the *Conex boxes* are arranged farther into the site. There are 2 proposed 8 foot wide forklift paths, 1 runs east to west and the second runs north to south. These paths intersect in the center of the pad site in a cross-like shape and physically divide the pad site into 4 quadrants. The stacked *Conex boxes* for rent will be placed and arranged accordingly within the 4 quadrants. The applicant will not pave these areas; instead, the applicant will install an alternative clean gravel as approved by the Clark County Department of Environment and Sustainability. The access area adjacent to the eastern driveway will include paving, and the access area to the south will also include some paving.

Along the east property line is a 40 foot wide sliding gate, set back 50 feet from the property line and will remain open during business hours. This eastern gate is within a paved area adjacent to the driveway along Lamont Street.

Along the south property line, adjacent to the driveway along Judson Avenue, is a proposed paved parking lot with 7 parking spaces. This access area also has a 40 foot wide sliding gate, set back 50 feet from the existing driveway along Judson Avenue. South of the proposed parking lot the applicant will install a 12 foot by 60 foot manufactured building to be utilized as an office. This structure is set back 20 feet from the south property line. The applicant will also install a 6 foot high chain-link fence around the perimeter of the entire pad site.

The applicant is requesting to reclassify the site from M-D zoning to M-1 zoning. In order to achieve this zoning designation, a Plan Amendment request is a companion item on this agenda. PA-23-700014 is a plan amendment to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 9.3 acres.

The applicant is requesting waivers related to street landscaping along Lamont Street and Judson Avenue and to eliminate parking lot landscaping within the proposed parking lot adjacent to the southern driveway (Judson Avenue). In addition, the applicant is requesting a waiver to allow

the Conex boxes for rent to be stored on-site in a stacked position above the height of the screen fence where stacking is not permitted per Table 30.44-1. Lastly the applicant is requesting approval to allow alternative paving where any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved (Table 30.44-1). A design review for a proposed outside storage facility (Conex box rental) is also a part of this application.

Landscaping

When the site was developed in 2007, the applicant installed full off-sites (attached sidewalks), and full street landscaping which included trees and shrubs along Judson Avenue and Lamont Street. WS-0917-06 was approved for an alternative street design related to the street slope only. The trees within the street landscaping have not been maintained, and additional shrubs were planted in place of trees that were supposed to be along Judson Avenue and Lamont Street. Currently, there are 7 existing trees north of the existing building, and only 1 existing tree on the southwest corner of the overall site.

The applicant is requesting to reduce the required amount of trees adjacent to Lamont Street to 8 trees where 21 trees are required per 30.64-030. Similarly, the applicant is also requesting to reduce the required amount of trees adjacent to Judson Avenue to 8 trees where 21 trees are required per 30.64-030. The proposed parking lot will also not include any parking lot landscaping; therefore, a waiver is also required.

Elevation and Floor Plan

The applicant is proposing to install a manufactured building as an office space for the Conex box rental business. Per the submitted photograph, the overall height of the structure is 12 feet, 6 inches. The exterior paneling is brown, with dark brown trim at the top and bottom of the structure. 4 windows and 2 doors are installed on 1 side of the structure. The floor plan includes 1 restroom and 2 enclosed areas on each end of the structure.

Applicant's Justification

Per the justification letter, a request to rezone the property from the current Designed Manufacturing (M-D) to Light Manufacturing (M-1) is necessary to allow outside storage as a primary use on the site. The Conex boxes on-site are empty and would be stored at the ground level closer to the screened fence and up to a maximum of 2 high (stacked) as they are stored farther into the site. The business rents the empty Conex boxes out to other businesses, such as contractors, to be used off-site and then returned when no longer needed. Any Conex box purchased would be delivered to the new owner. The business will have a single forklift to move the containers and 1 to 2 trucks that are kept on-site to deliver and pick up Conex boxes as needed.

There is existing mature landscaping on the north, east and south property lines. The existing shrubs cover more than 50% of the perimeter landscaping. To install the required number of trees would mean removing large parts of the existing mature landscaping to replace with less mature trees. The reduced number of trees would also require less water consumption than meeting the requirement. In addition, the majority of the surrounding industrially zoned and developed uses have little to no trees, shrubs, or groundcover. Therefore, the proposed number of trees would result in a buffer that is greater than most of the surrounding development yet still be

compatible. A condition of the outside storage use is that any area used for the outside storage shall be paved. The project proposes the storage of empty containers. The weight of the containers and the equipment to move them is not conducive to pavement. The Department of Environment and Sustainability has approved the site for the use of clean gravel where the containers are stored and asphalt alternative on pathways for the forklift with pavement only at the entry drive and parking areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900521	Accessory structure	Approved by ZA	September 2019
UC-0319-16	Light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	June 2016
UC-0549-13	Light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	November 2013
TM-0297-07	Industrial subdivision	Approved by PC	December 2007
WS-0917-06	Alternative street design for slope in conjunction with an existing office/warehouse	Approved by PC	August 2006
DR-0727-06	Office/warehouse complex - only northernmost building was constructed	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Public Use	M-D	Construction company & United States Post Office
South	Business Employment	M-D, M-1, & R-E	Office warehouse, single family residence, & outside storage
East	Business Employment	M-1	Undeveloped
West	Business Employment	M-D	Undeveloped

Related Application

Application Number	Request
PA-23-700014	A plan amendment to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 9.3 acres 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

Comprehensive Planning

Zone Change

Since the site is currently zoned M-D, the applicant may establish an outside storage business if the establishment is accessory to an indoor principal use. Per code, "Accessory Use" means a use or activity, that is subordinate in area, extent and purpose incidental to the principal use of the property, located on the same lot or parcel of land. The applicant's proposed office is 720 square feet, and the outside storage area is approximately 4 acres. With the current zoning of M-D and the outside storage area is larger than the proposed office structure, the applicant cannot establish the Conex box rental business because the outside storage area does not meet the definition of "Accessory Use" per Title 30, and this requirement cannot be waived or varied per Table 30.44-1.

However, if the site is reclassified to M-1 zoning by way of an approved plan amendment to reclassify the planned land use from Business Employment (BE) to Industrial Employment (IE), the applicant does not need to comply with the Accessory Use definition.

Staff finds that the site should remain an M-D zoned parcel. Currently, there are 70 acres to the south, southeast, and southwest of the subject parcel (between Marion Drive to the west, Nellis Boulevard to the east, north of Lake Mead Boulevard, and South of Judson Avenue with the following zoning designations which exist today: R-2, R-3, R-4, R-T, R-E, C-1, C-2, M-1, and M-D. There are existing residents and commercial establishments adjacent to the subject parcel. Staff finds that reclassifying the subject parcel to a more intense industrial zoning (M-1) is not warranted. The nexus of the request is due to the applicant's proposed site development, the proposed outside storage exceeds the area of the proposed office building.

Staff finds that current zoning of M-D (Designed Manufacturing) is appropriate for the site since it provides a buffer to more intense industrial uses which are often located in M-1 and M-2 zoning districts. The applicant has not provided sufficient reasoning as to why M-1 zoning would be appropriate for the entire site, and how it would positively impact the multitude of zoning designations and existing uses to the immediate area. Staff does not support this request.

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.

Waiver of Development Standards #1

In the spring of 2008 construction of the northern most building was completed and trees were planted along the north, east, and south property lines. By spring 2011, the trees were not maintained nor were they replanted along the east and south property lines. The trees along the north property line and landscaping adjacent to the existing northern building remain. However,

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Comply with Clark County Department of Environment and Sustainability requirements for alternative paving;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CONTAINER STORAGE COMPANY INC

CONTACT: G. C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

06/20/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

OWENS AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700015-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 3.3 acres.

Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-19-801-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 N. Walnut Road
- Site Acreage: 3.3

Applicant's Justification

The applicant states that the request is consistent with the surrounding area. The abutting development to the west across Walnut Road is zoned Residential Urban Density (RUD), which allows densities similar to the proposed Compact Neighborhood (CN) land use designation for the subject site. Other adjacent and abutting uses in the area such as the multiple family residential developments to the east and to the south in the City of Las Vegas are developed with densities greater than the current Mid-Intensity Suburban Neighborhood (MN) land use designation on the subject property. Therefore, CN would be a more appropriate designation based on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400077 (UC-18-0276)	Second extension of time for a place of worship	Approved by BCC	August 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400037 (UC-18-0276)	First extension of time for a place of worship	Approved by BCC	June 2020
UC-18-0276	Place of worship	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
South	City of Las Vegas	R-3	Multiple family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & R-4	Single family residential & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & RUD	Single family residential

Related Applications

Application Number	Request
ZC-23-0243	Zone change to reclassify the site from R-T to RUD; with waivers of development standards to reduce setback and reduce street landscape width; and design review for a single family residential development is a companion item on this agenda.
TM-23-500069	Tentative map for 34 single family residential lots and common elements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Compact Neighborhood (CN) (up to 18 du/ac). Intended primary land uses in the proposed Compact Neighborhood land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use designation appropriate for this location. The trend in the area is for uses with higher density to be located along Owens Avenue. The abutting property to the west was recently rezoned to RUD zoning in May 2021 and the planned land use for that site is Urban Neighborhood (UN) (greater than 18 du/ac). The adjacent property to the east is zoned R-4 and planned for UN uses. The abutting properties to the south within the City of Las Vegas are developed with multiple family residential uses and zoned by the City of Las Vegas as Medium Density Residential (R-3). Therefore, redesignating the site to CN is in line with the uses established in the area.

The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. Bus Route #209 currently operates along Owens Avenue which provides access to such existing transit.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- For Group R, Division 3 structures and for structures constructed in accordance with the IRC, roads serving a maximum of 6 residences and having a maximum length of 150 feet, as measured from the intersection to the back of curb at the end of the stub street, may front onto a stub street with a minimum width of 25 feet from back-of-curb to back-of-curb, provided that all residences fronting on the stub street are provided with an approved automatic sprinkler system and that on-street parking on the stub street is prohibited.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

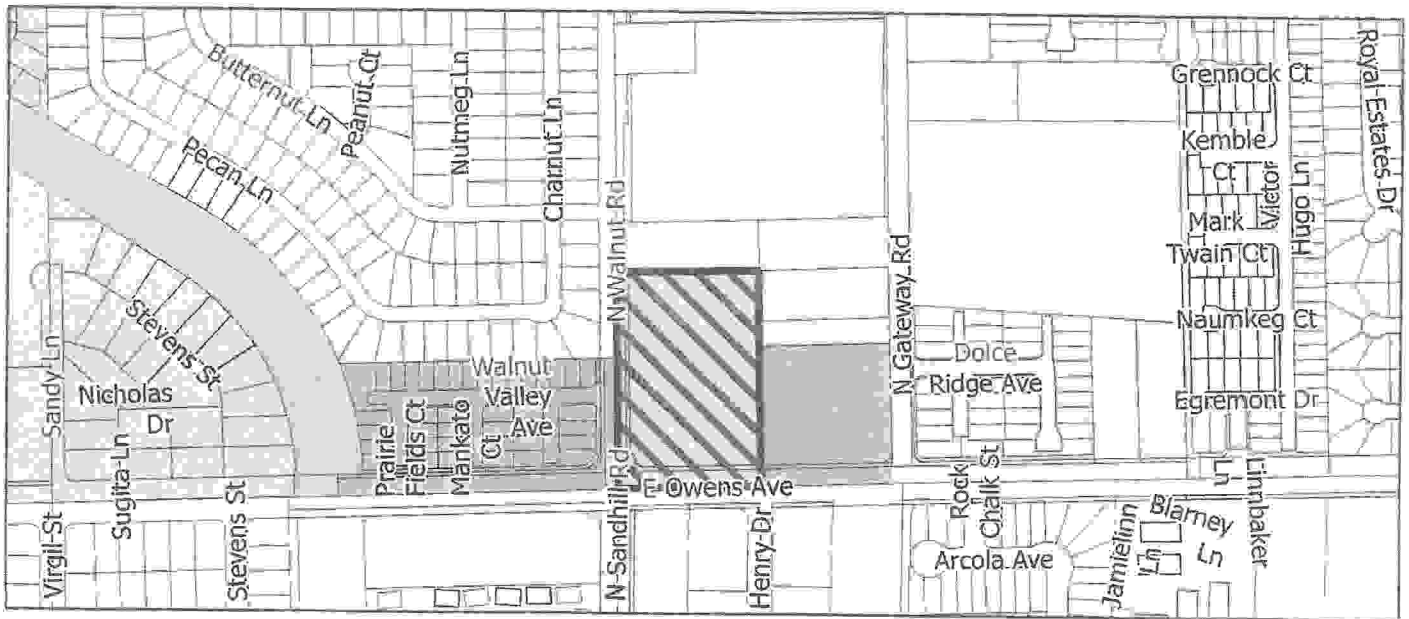
APPLICANT: STORYBOOK HOMES

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3, SUITE 577, LAS VEGAS, NV 89134

Planned Land Use Amendment PA-23-700015



Current



Requested

DRAFT

Sunrise Manor
Clark County, Nevada

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Note: Categories denoted in the legend may not apply to the presented area.



0 2,500 Feet

Map created on: May 08, 2023

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



06/20/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

OWENS AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0243-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:

ZONE CHANGE to reclassify 3.3 acres from an R-T (Manufactured Home Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce street landscape width.

DESIGN REVIEW for a single family residential development.

Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor (description on file). WM/gc/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-801-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback to 10 feet where a minimum of 15 feet is required per Table 30.40-2 (a 33.3% reduction).
2. Reduce street landscape width along Owens Avenue to 10 feet where a minimum of 15 feet is required per Section 30.64.030.1.4 (a 33.3% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 N. Walnut Road
- Site Acreage: 3.3
- Number of Lots: 34
- Density (du/ac): 10.2
- Minimum/Maximum Lot Size (square feet): 2,388/3,050 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 1,309 to 1,484

- Open Space Required/Provided (square feet): 6,800/7,739

Site Plans

The plans depict a single family residential development consisting of 34 residential lots and 9 common element lots at a density of 10.2 dwelling units per acre. Both gross and net lot sizes range from a minimum of 2,388 square feet to a maximum of 3,050 square feet, with an average lot size of 2,527 square feet. The lots are served by 38 foot wide private streets with no sidewalk and 25 foot wide stub streets. Access to the project will be from Walnut Road. A total of 7,739 square feet of open space is provided where 6,800 square feet is required. Open space consists of 2 areas: a 6,611 square foot area centrally located on the site and a 1,128 square foot area located within the southeast portion of the development. The applicant states open space amenities will include walkways, benches, dog waste stations, and turf. A waiver of developments standards is requested to reduce the rear setback to 10 feet for up to 60% of the building width.

Landscaping

A 15 foot wide landscape area with a detached sidewalk per Figure 30.64-17 is provided along Walnut Road. A 10 foot wide landscape area with an existing attached sidewalk is provided along Owens Avenue where a 15 foot width is required, thus necessitating the waiver of development standards request. Twenty-four inch box, African Sumac trees are planted 30 feet on center per Figure 30.64-11 along the north and a portion of the east property lines where the site is adjacent to R-T zoned single family residences. A 6 foot to 8 foot high CMU block wall exists along the east property line. A 6 foot high block wall is proposed along the north, west, and south property lines.

Elevations

The plans show four, 23 foot high, 2 story models with 2 types of elevation designs. Building materials consist of stucco finish, foam pop-outs, stone veneer, shutters, and tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The plans depict homes ranging in size from 1,309 square feet to 1,484 square feet with 3 to 4 bedrooms, 2.5 to 3 baths, and 1 or 2 car garages.

Applicant's Justification

The applicant states that the proposed subdivision is identical to the existing subdivision to the west across Walnut Road. The requested reduction in rear setback will enhance the useability of the proposed house plans for prospective home buyers. The reduction of street landscape width to 10 feet along Owens Avenue is consistent with what is built and approved in the immediate area. There is a shortage of affordable housing in the Las Vegas Valley, and the proposed subdivision will help fill that void. There are 3 parks and a trail that will be within walking distance to the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400077 (UC-18-0276)	Second extension of time for a place of worship	Approved by BCC	August 2022
ET-20-400037 (UC-18-0276)	First extension of time for a place of worship	Approved by BCC	June 2020
UC-18-0276	Place of worship	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
South	City of Las Vegas	R-3	Multiple family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & R-4	Single family residential & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & RUD	Single family residential

Related Applications

Application Number	Request
PA-23-700015	Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
TM-23-500069	Tentative map for 34 single family residential lots and common elements 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

Comprehensive Planning

Zone Change

The request for RUD zoning is consistent and compatible with the surrounding area. The abutting subdivision to the west across Walnut Road is zoned RUD. The adjacent property to the east is zoned R-4 and the properties to the south across Owens Avenue within the City of Las Vegas is zoned R-3. Therefore, the proposed RUD zoning on the subject site is in line with the trend of having higher density residential located along Owens Avenue. Additionally,

approximately 120 feet to the north is a large 9.3 acre property zoned RUD that supports the presence of RUD zoning in the area. The request complies with Policy 1.1.2 of the Master Plan which promote concentrating higher-density housing in areas with access to existing or planned high-frequency transit. Bus Route #209 currently operates along Owens Avenue. For these reasons, staff can support the zone change request.

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.

Waiver of Development Standards #1

Staff can support the request to reduce the rear setback to 10 feet. The same request was approved by the BCC for the abutting RUD zoned subdivision to the west. Furthermore, the adjacent and abutting R-T zoned lots in the area allow a 10 foot rear setback by right per Title 30, and therefore, the proposed subdivision's rear setback will be similar to the other properties in the area. Additionally, Title 30 allows a reduction in rear setback to 10 feet for 50% of the building width for building additions in the RUD zone. Although the requested reduction is for the initial development and not for a building addition, the results will essentially be visually the same as staff finds the additional 10% in building width (60% total) requested by the applicant to be negligible.

Waiver of Development Standards #2

Staff can support the request to reduce the street landscape width along Owens Avenue to 10 feet. The existing subdivision to the west has a 10 foot wide street landscape area along Owens Avenue, and the existing apartment complex to the east has a 6 foot wide street landscape area. The next subdivision to the east of the apartment complex has a 10 foot wide street landscape area. Therefore, the proposed 10 foot wide street landscape area along Owens Avenue for the subject site is consistent with the existing street landscaping in the area.

Design Review

The proposed development is compatible with the surrounding area, and is similar, if not identical, to the existing RUD zoned subdivision to the west that is developed by the same developer. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Goal 1.1 which encourages opportunities of diverse housing options to meet the needs of all ages, income levels, and abilities.

A place of worship is approved for this site (UC-18-0276). Two extensions of time have been approved for this project, with an expiration date of May 16, 2024 to commence and review. Staff does not support multiple projects being active at the same time on the same site. The place of worship has been active for 5 years and staff had concerns with parking and access to Walnut

Road. The proposed subdivision may be a more viable project for this site; therefore, staff recommends expunging UC-18-0276.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Expunge UC-18-0276;
- 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 the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 feet to the back of curb for Walnut Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- For Group R, Division 3 structures and for structures constructed in accordance with the IRC, roads serving a maximum of 6 residences and having a maximum length of 150 feet, as measured from the intersection to the back of curb at the end of the stub street, may front onto a stub street with a minimum width of 25 feet from back-of-curb to back-of-curb, provided that all residences fronting on the stub street are provided with an approved automatic sprinkler system and that on-street parking on the stub street is prohibited

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 #0310-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3, SUITE 577, LAS VEGAS, NV 89134**

06/20/23 PC AGENDA SHEET

OWENS & WALNUT 2
(TITLE 30)

OWENS AVE/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500069-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:

TENTATIVE MAP consisting of 34 single family residential lots and common lots on 3.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-801-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 N. Walnut Road
- Site Acreage: 3.3
- Number of Lots: 34
- Density (du/ac): 10.2
- Minimum/Maximum Lot Size (square feet): 2,388/3,050 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 34 residential lots and 9 common element lots at a density of 10.2 dwelling units per acre. Both gross and net lot sizes range from a minimum of 2,388 square feet to a maximum of 3,050 square feet, with an average lot size of 2,527 square feet. The lots are served by 38 foot wide private streets with no sidewalk and 25 foot wide stub streets. Access to the project will be from Walnut Road. A total of 7,739 square feet of open space is provided. Open space consists of 2 areas: a 6,611 square foot area centrally located on the site and a 1,128 square foot area located within the southeast portion of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400077 (UC-18-0276)	Second extension of time for a place of worship	Approved by BCC	August 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400037 (UC-18-0276)	First extension of time for a place of worship	Approved by BCC	June 2020
UC-18-0276	Place of worship	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
South	City of Las Vegas	R-3	Multiple family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & R-4	Single family residential & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & RUD	Single family residential

Related Applications

Application Number	Request
ZC-23-0243	Zone change to reclassify the site from R-T to RUD, with waivers of development standards to reduce setback and reduce street landscape width; and design review for a single family residential development is a companion item on this agenda.
PA-23-700015	Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) 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**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval is contingent upon approval of ZC-23-0243. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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 5 feet to the back of curb for Walnut Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- No comments.

Fire Prevention Bureau

- For Group R, Division 3 structures and for structures constructed in accordance with the IRC, roads serving a maximum of 6 residences and having a maximum length of 150 feet, as measured from the intersection to the back of curb at the end of the stub street, may front onto a stub street with a minimum width of 25 feet from back-of-curb to back-of-curb, provided that all residences fronting on the stub street are provided with an approved automatic sprinkler system and that on-street parking on the stub street is prohibited.

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 #0310-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

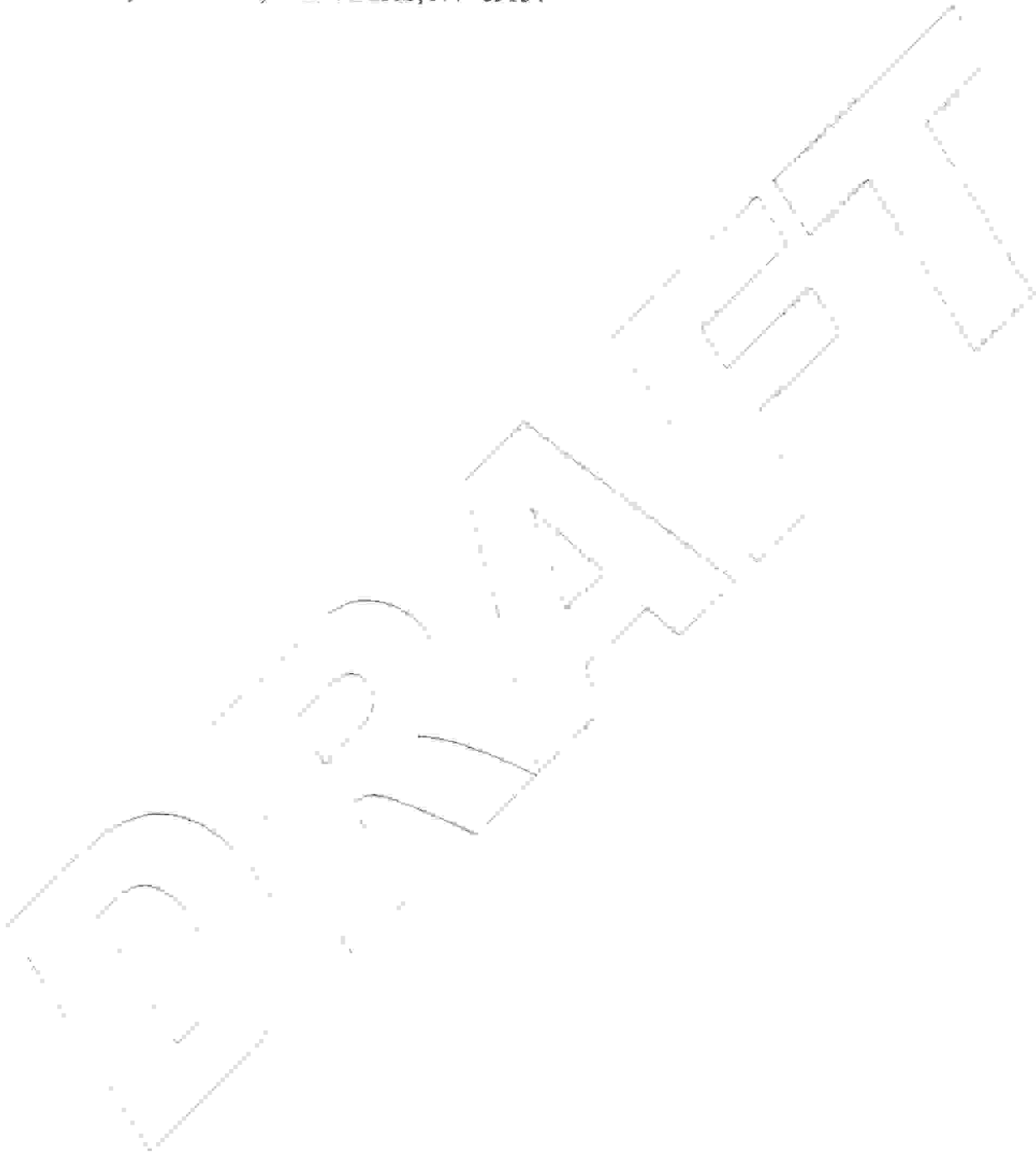
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3, SUITE 577, LAS VEGAS, NV 89134



06/20/23 PC AGENDA SHEET

BUILDING SEPARATION
(TITLE 30)

CHICAGO AVE/CARILLO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0180-CORDON EVA & OSCAR OSWALDO OLIVA:

WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for an existing detached accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Chicago Avenue and the east side of Carillo Street within Sunrise Manor. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-05-310-130

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between an existing detached accessory structure (accessory apartment/garage) and an existing residence (patio cover) to 2 feet where 6 feet is required per Table 30.40-2 (67% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4511 E Chicago Avenue
- Site Acreage: 0.2
- Project Type: Reduce building separation
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 528 (Accessory Apartment)

Site Plan

The site plan depicts an existing 1,428 square foot single family residence located in the north central portion of the 0.2 acre subject site. The existing single family residence is shown with an existing 312 square foot storage addition and a 260 square foot patio cover along the southern portions of the existing residence. The existing residence is shown to be set back 29.3 feet from Chicago Avenue, 40 feet from Carillo Street, 10 feet from the east property line, and

approximately 40 feet from the rear. The existing garage building is located in the southwest corner of the site at the end of the existing driveway. The existing garage is proposed to be converted into a 528 square foot accessory apartment with a segregated 46 square foot storage room with no internal access. At 528 square feet, the proposed accessory apartment conversion would represent 37% of the area of the principal residence which is less than the 40% maximum permitted for accessory apartments within the R-1 zone. The existing accessory structure is set back 5 feet from the rear property line and 15 feet from the property line along Carillo Street. The existing accessory structure is also separated from the patio attached to the existing residence by 2 feet, which requires a Waiver of Development Standards. A 4.5 foot high decorative CMU block wall along Carillo Street screens the building from view from the right-of-way. Another 6 foot decorative CMU block wall along the rear and east property lines also screens the accessory structure from the adjacent properties. Access to site is provided by an existing 30 foot wide driveway with access to Chicago Avenue.

Landscaping

There are no proposed changes to the landscaping on the site. The existing landscaping consists of a large tree and shrubs with desert rock within the front yard and additional shrubs, trees, and desert rock in the rear yard.

Elevations

The elevations provided show the existing accessory structure is a 1 story building with a peak height of 13 feet. The exterior of the building consists of a beige painted stucco with brown colored asphalt shingles and red-brown painted accents and awnings. The exterior materials and colors of the accessory structure match the materials and colors of the existing residence. Existing red-brown roll-up doors, which face north, will be removed, and replaced with stucco walls and residential windows. Residential windows are provided on the north, east, and south sides. Access to the accessory apartment will be provided by a 7 foot high residential door on the north side of the west face of the building. Separate access to the segregated storage room is also provided by a 7 foot high residential door on the south side of the west face of the building. These doors are screened from view by a 4.5 foot decorative CMU block wall along Carillo Street.

Floor Plans

The floor plans depict a 528 square foot proposed accessory apartment conversion with a 46 square foot segregated storage room with no interior access to the accessory apartment. The floor plans show that the accessory apartment will contain a 288 square foot combined, open concept living room and kitchen area along the northern portion of the building. In the southeast corner of the building, a 40 square foot laundry nook and 52 square foot full bathroom are present. The 148 square foot master bedroom is located in the south-central portion of the site with access to both the bathroom and living area. In the southwest portion of the building is the 46 square foot segregated storage room.

Applicant's Justification

The applicant indicates the accessory garage structure and the patio cover have been in the same location since they purchased the property. The proposed conversion of the garage to an

accessory apartment meets all size, parking, and access requirements, except for the distance between the patio and the accessory structure.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0846	Reduced setbacks and building separation for an existing casita/garage - expired	Approved by PC	December 2019
ZC-0165-01	Reclassified the site from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Overall staff has no objections to the conversion of the accessory garage structure to an accessory apartment, as the conversion meets the necessary size requirements for the R-1 zone, the site contains enough additional parking, the accessory structure is similar in architectural quality to the existing residence, and access to the building is at least partially screened from the Carillo Street right-of-way. In addition, the proposed accessory apartment conversion would support Policies 1.1.3 and 1.4.4 of the Master Plan, which encourages the integration of detached accessory dwelling units in established neighborhoods.

With that said, the accessory structure and the existing residence (patio cover) are at highly reduced separation distance of 2 feet, which does pose issues with regard to fire safety and the massing of buildings on the site. Given that this distance could have been accounted for during construction of either the patio cover or the detached garage, or at a subsequent time after their construction, staff finds the need for a reduction in building separation is a self-imposed hardship, and, therefore, cannot support this waiver of development standards.

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:

- 1 year to complete the building permit and inspection process.
- 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

- Right-of-way dedication to include spandrel at the northwest corner of the site.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EVA CORDÓN

CONTACT: JOAQUÍN AVILA, 1801 S. DECATUR BLVD, SUITE 28874, LAS VEGAS, NV 89126

06/21/23 BCC AGENDA SHEET

CONVENIENCE STORE/VEHICLE REPAIR
VEHICLE PAINT & BODY SHOP
(TITLE 30)

LAMB BLVD/LAKE MEAD BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400048 (UC-18-0168)-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST
ETAL & MORADI HAMID TRS:

USE PERMITS THIRD EXTENSION OF TIME for the following: 1) reduce the separation from a gasoline station to a residential use; 2) reduce the separation from a tire sales and installation facility to a residential use; 3) reduce the separation from a vehicle maintenance facility to a residential use; 4) reduce the separation from a vehicle repair facility to a residential use; 5) permit a proposed vehicle paint and body shop facility; 6) permit a proposed tire sales and installation facility in the APZ-2 Overlay District; 7) permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; 8) permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; 9) permit a proposed vehicle repair facility in the APZ-2 Overlay District; 10) permit a proposed vehicle rental facility in the APZ-2 Overlay District; and 11) permit a proposed vehicle sales facility in the APZ-2 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a vehicle paint and body shop to a residential use; 2) permit a vehicle paint and body shop as a principal use; 3) increase block wall height; 4) reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and 5) modified street standards.

DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed tire sales and installation facility; 4) proposed vehicle maintenance facility; 5) proposed vehicle paint and body shop; 6) proposed vehicle repair facility; 7) proposed vehicle rental facility; and 8) proposed vehicle sales facility on 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
140-20-201-015

USE PERMITS:

1. Reduce the separation from a gasoline station to a residential use to 136 feet where 150 feet was previously approved and a minimum of 200 feet is required per Table 30.44-1 (a 32% reduction).
2. Reduce the separation from a tire sales and installation facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).

3. Reduce the separation from a vehicle maintenance facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
4. Reduce the separation from a vehicle repair facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
5. Permit a proposed vehicle paint and body shop facility per Table 30.44-1.
6. Permit a proposed tire sales and installation facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
7. Permit a proposed vehicle maintenance facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
8. Permit a proposed vehicle paint and body shop in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
9. Permit a proposed vehicle repair facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
10. Permit a proposed vehicle rental facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
11. Permit a proposed vehicle sales facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a vehicle paint and body shop to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
2. Permit a vehicle paint and body shop as a principal use where required as an accessory use to automobile or off-highway vehicle sales per Table 30.44-1.
3. Increase decorative block wall height to 8 feet where a maximum wall height of 6 feet is permitted per Section 30.64.020 (a 33.3% increase).
4. Reduce the minimum throat depth for driveways to 11 feet where 75 feet is required per Uniform Standard Drawing 222.1 (Commercial Driveway Geometrics) (an 86% reduction).
5. Reduce the driveway departure distance (driveway off-set) from Lamb Boulevard for a driveway along Lake Mead Boulevard to 160 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4324 E. Lake Mead Boulevard
- Site Acreage: 3.9
- Project Type: Convenience store/gasoline station/vehicle maintenance, paint and body, repair, rental, and sales
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/21 (building 2)/21 (building 3)/19 (fuel canopy)
- Square Feet: 3,000 (convenience store)/14,790 (building 2)/14,441 (building 3)

- Parking Required/Provided: 160/160

History & Request

Use permits, waivers of development standards, and design reviews were previously approved for the project site via UC-18-0168 by the Board of County Commissioners in April 2018. The applicant filed for their first extension of time with ET-20-400048 (UC-18-0168) which was approved in July 2020. Additionally, the applicant filed for their second extension of time with ADET-22-900131 (UC-18-0168) which expired in April 2023. Now a third extension of time is being requested for this proposed development.

Site Plans

The approved plans depict a proposed convenience store (building 1), consisting of 3,000 square feet, located at the southeast corner of the site. A gasoline station, consisting of a fuel canopy with an area of 3,848 square feet, is located to the southwest of the convenience store. Building 2, located to the north of the convenience store, consists of 14,790 square feet and contains 6 service bays for vehicle maintenance and 6 service bays for vehicle repair. Tire sales and installation is also proposed within building 2. Building 3, located immediately to the north of building 2, consists of 14,441 square feet. The vehicle paint and body shop is located in building 3, with an overall area of 12,965. A customer service area and office consisting of 980 square feet are located within the western portion of building 3. The auto sales and rental office, consisting of 496 square feet, is also located within building 3. Five parking spaces are designated for the sale of vehicles and 5 parking spaces are designated for the rental of vehicles.

The service bay doors associated with building 3 are located on the south side of the facility, facing toward the interior of the development and building 2. The service bay doors on the north side of building 2 are oriented toward the interior of the development and the south side of building 3. The service bay doors featured on the south side of building 2 are screened from Lake Mead Boulevard by a combination of the convenience store, fuel canopy, and proposed street landscaping. A 20 foot wide landscape area is located behind the existing attached 5 foot wide sidewalks along Lake Mead Boulevard and Lamb Boulevard. An 8 foot high block wall is located along the northern and eastern property lines, and between buildings 2 and 3 to screen the drive aisle and loading spaces servicing the buildings from Lamb Boulevard. Eight bicycle spaces are provided for the project site. The required trash enclosures are located to the northeast of the convenience store and building 2. A loading space is located adjacent to the northwest corner of the convenience store. Two loading spaces are located between buildings 2 and 3, servicing the vehicle maintenance and repair facilities. An internal network of 5 foot wide pedestrian walkways is provided throughout the site linking the 3 buildings together. Five foot wide pedestrian walkways connecting the existing public sidewalk to the proposed buildings are also depicted on the site plan. A 5 foot wide pedestrian sidewalk is also provided around the perimeter of the convenience store, building 2, and building 3. The proposed development requires 160 parking spaces where 160 parking spaces are provided. Access to the project site is granted via 2 proposed commercial driveways along Lamb Boulevard and 1 commercial driveway along Lake Mead Boulevard.

Landscaping

The previously approved plans depict a 20 foot wide landscape area along the north and east property lines of the project site, adjacent to the existing residential uses. Twenty-four inch box large Evergreen trees, planted 20 feet on center, are located within these landscape areas. Additionally, an 8 foot high decorative block wall is located along the northern and eastern property lines. A 20 foot wide landscape area is located behind the existing 5 foot wide attached sidewalks along Lake Mead Boulevard and Lamb Boulevard. Large, 24 inch box trees are planted 20 feet on center within these landscape areas in addition to shrubs and groundcover. Large, 24 inch box trees are equitably distributed throughout the interior of the parking lot per Code requirements.

Elevations

The plans depict a proposed convenience store with a height ranging from 22 feet to 24 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the northwest elevation of the building. The northwest elevation also features a stucco exterior with a contrasting color scheme. The north, south, east, and west elevations of the convenience store feature varying rooflines and a stucco exterior. The convenience store will feature a natural gray and sandstone color schematic.

The plans for building 2 depict a proposed vehicle maintenance and repair facility with a height ranging from 19.5 feet to 21 feet to the top of the parapet wall. The service bay doors for building 2 are located on the north and south sides of the facility. An aluminum storefront window system is also featured on portions of the north and south elevations. The exterior of the building consists of split-face and smooth face CMU block. Building 2 will feature a natural gray and sandstone color schematic.

The plans for building 3 depict a proposed vehicle paint and body shop with a height ranging from 19.5 feet to 21 feet to the top of the parapet wall. The service bay doors for building 3 are located on the south side of the facility. The east elevations feature an aluminum storefront window system with an exterior consisting of split-face and smooth face CMU block. The north, south, and west elevations feature an exterior consisting of split-face and smooth face CMU block. An aluminum storefront window system is also featured on a portion of the south elevation. Building 3 will feature a natural gray and sandstone color schematic.

The fuel canopy measures 19 feet in height and 148 feet in length. A 5 foot high stone veneer base is featured on each steel supporting column of the fuel canopy. Decorative stone veneer and a stucco coating is featured along the roofline of the canopy. The fuel canopy will be painted with neutral, earth tone colors.

Floor Plans

The previously approved plans depict a convenience store (building 1) consisting of 3,000 square feet featuring walk-in coolers, gaming area, restroom, office, cashier's area, retail area, kitchen preparation area, and janitorial and electrical closets.

Building 2 features 6 vehicle maintenance bays each measuring 1,305 square feet in area. Tire sales and installation is featured within 1 of the maintenance bays. Six vehicle repair bays are

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; fire protection may be required for this facility; operational permits may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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 #0123-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-18-0168:

Current Planning

- No vehicle paint shop;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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;
- Install cameras for surveillance and security that can be used by public safety.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Construct bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0123-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

In April 2021, the property was sold to the current owners. The new owners, applicants in this request, have been coordinating with local agencies to submit plans for the acquisition of necessary permits. An updated drainage study was submitted to Clark County Public Works (CCPW). However, in November 2021 the documents submitted were sent back for revisions. One of the concerns is a flow analysis, which will take several months to complete. At this time, the applicant is requesting an extension of time to address the concerns raised by CCPW.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-22-900131 (UC-18-0168)	Second extension of time for use permit, waiver and design reviews for a convenience store/vehicle repair	Approved by ZA	April 2022
WS-21-0380	Waiver and design reviews for a convenience store/gasoline station	Approved by BCC	August 2021
ET-20-400048 (UC-18-0168)	First extension of time for use permit, waiver and design reviews for a convenience store/vehicle repair	Approved by BCC	July 2020
DR-19-0031	Increased finish grade in conjunction with a previously approved vehicle repair and maintenance facility	Approved by BCC	April 2019
UC-18-0672	Use permits and waiver for a vehicle paint and body shop - expired	Approved by BCC	October 2018
TM-18-500131	3 lot commercial subdivision	Approved by PC	September 2018
WC-18-400198 (UC-18-0168)	Waiver to allow for a vehicle paint and body shop in conjunction with an auto plaza development	Approved by BCC	October 2018
UC-18-0168	Various uses including convenience store, gasoline station, tire sales and installation facility, vehicle maintenance facility, vehicle repair facility, vehicle rental facility, and vehicle sales facility	Approved by BCC	April 2018
WC-18-400054 (ZC-0307-11)	Waiver requiring 24 inch box trees with no shrubs within the landscape area along the street frontage	Approved by BCC	April 2018
TM-0125-12	1 lot commercial subdivision - expired	Approved by PC	January 2013

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-11	Reclassified the project site from R-T, R-2, R-4, and C-2 zones to M-D zoning with use permits for a convenience store, reduced separation from a convenience store to a residential use, and reduced setback from a service station to a residential use; and a design review for a convenience store and service station and lighting and signage	Approved by BCC	August 2011
ZC-1083-00	Reclassified the site from T-C to R-T zoning to implement Title 30 for a portion of the site	Approved by BCC	September 2000
VC-1003-96	Increased block wall heights in conjunction with a manufactured home park	Approved by PC	July 1996
VC-003-56	Established a manufactured home park	Approved by BCC	February 1956

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-T	Single family residential
South	Neighborhood Commercial	C-1	McDonald's & commercial center
East	Business Employment	R-T	Manufactured home park
West	Business Employment; Public Use; & Corridor Mixed-Use	R-2 & C-2	Undeveloped, place of worship, & gasoline station

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 believes the applicant has taken steps to commence development as originally approved. The applicant has several building permits currently in review for various uses of development. For these reasons staff can support the extension of time request.

Public Works - Development Review

There have been no significant changes in this area. 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 18, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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: LAND DEVELOPMENT CONSULTANTS, LLC

CONTACT: LAND DEVELOPMENT CONSULTANTS, LLC, 11811 N. TATUM BLVD.,
SUITE 1051, PHOENIX, AZ 85028

06/21/23 BCC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

PECOS RD/GOWAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400057 (ZC-0215-15)-SULEIMAN, WATHIQ:

USE PERMIT FOURTH EXTENSION OF TIME for retail sales as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape width; 2) reduce trash enclosure setback from a residential development; 3) reduce setbacks; and 4) reduce height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone.

Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-07-315-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscape width along Pecos Road and Gowan Road to 10 feet where a minimum of 15 feet is required (a 33.3% reduction).
2. Reduce trash enclosure setback (south) from a residential development to 10 feet where a minimum of 50 feet is required (an 80% reduction).
3.
 - a. Reduce the rear setback (east) to 12 feet for a retail building where a minimum of 20 feet is required (a 40% reduction).
 - b. Reduce the interior side setback (south) to 10 feet for a trash enclosure where a minimum of 20 feet is required (a 50% reduction).
 - c. Reduce the front setback (west) to 10 feet for a trash enclosure where a minimum of 20 feet is required (a 50% reduction).
4. Reduce the height/setback ratio adjacent (east) to a single family residential use to 12 feet where a minimum of 18 feet is required (a 33.3% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3580 & 3590 N. Pecos Road
- Site Acreage: 0.4

- Project Type: Retail building
- Building Height (feet): 15
- Square Feet: 3,300
- Parking Required/Provided: 14/14

History & Site Plans

The original application consisted of a zone change, use permit, waivers of development standards, and a design review. With approval of the request in May 2015 the Board of County Commissioners made the zoning permanent and included a condition of 1 year to commence and review the use permit and waivers of development standards as a public hearing. This application is a request for an extension of the commencement date of the use permit and waivers of development standards.

The original plans show a proposed retail building located 12 feet from the east property line and 52 feet from the south property line. Access to the site is via 1 ingress/egress point from Pecos Road. A trash enclosure is located on the southwest portion of the site, 10 feet from the south property line. A total of 14 parking spaces are provided along the west and south sides of the building where a minimum of 14 parking spaces are required.

Landscaping

The approved plans show a 10 foot wide street landscape area along Pecos Road and Gowan Road, consisting of 25 inch box Arizona Cypress trees every 20 feet with Jasmine shrubs and groundcover. Attached sidewalks exist along Pecos Road and Gowan Road. A minimum 10 foot wide intense landscape buffer per Figure 30.64-12 is provided along the east and south property lines consisting of Arizona Cypress trees and Jasmine shrubs. A Palo Verde tree and Texas Ranger shrubs are provided within the parking lot area.

Elevations

The approved plans depict a 1 story, 15 foot high retail building constructed of stucco finish, storefront window systems, and a flat roof with a parapet wall. The main entrances of the building face west toward Pecos Road. A 3 inch wide bronze color, architectural reveal is depicted across the top portion of the north, south, and west elevations.

Floor Plans

The approved plans show a 3,300 square foot retail building with 2 tenant spaces.

Signage

Signage was not a part of the original application and is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400049 (ZC-0215-15):

Current Planning

- Until May 20, 2022 to commence and review as a public hearing;
- 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 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400187 (ZC-0215-15):

Current Planning

- Until May 20, 2020 to commence and review as a public hearing;
- 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 application for review; and 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)

- 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 #0444-2016 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ZC-0215-15 (ET-0070-16):

Current Planning

- Until May 20, 2018 to commence and review the use permit and waivers of development standards as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0215-15:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 1 year to commence and review the use permit and waivers of development standards as a public hearing;
- Provide a development agreement to mitigate impacts to the neighbors;

- Provide a letter to Comprehensive Planning from the property owner to the south agreeing to the trash enclosure location and landscape buffer as shown on the plan;
- No alcohol sales;
- A minimum 3 foot wide raised sidewalk and/or landscape area be placed along the north and south sides of the building;
- Trash enclosure walls to be stucco finished and painted to match the building;
- A perpetual cross access easement be provided with the property to the south if the adjacent property is developed with similar type uses;
- Provide an intense landscape buffer per Figure 30.64-12 along the south and east property lines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 54 feet radius spandrel at corner for a traffic signal;
- Commercial curb return driveways per Standards 222.1 and 225.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time the of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant has commenced but has not completed the construction. The previous Notice Of Final Action for ET-20-400049 (ZC-0215-15) required a review. This application is to comply with the requirement for an application review, even though the business is not currently operating and the building is still under construction.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400049 (ZC-0215-15)	Third extension of time to commence and review retail sales with waivers for reduced street landscape width, reduced trash enclosure setback from a residential development, reduced setbacks, and reduced height/setback ratio	Approved by BCC	July 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400187 (ZC-0215-15)	Second extension of time to commence and review retail sales with waivers for reduced street landscape width, reduced trash enclosure setback from a residential development, reduced setbacks, and reduced height/setback ratio	Approved by BCC	October 2018
ZC-0215-15 (ET-0070-16)	First extension of time to commence and review retail sales with waivers for reduced street landscape width, reduced trash enclosure setback from a residential development, reduced setbacks, and reduced height/setback ratio	Approved by BCC	July 2016
ZC-0215-15	Reclassified 0.4 acres from R-T to M-D zoning with a use permit to allow retail sales as a principal use and waivers to reduce street landscape width, reduced trash enclosure setback from a residential development, reduced setbacks, and reduced height/setback ratio adjacent to a single family residential use with a design review for a retail building	Approved by BCC	May 2015
ZC-0789-14	Reclassified the site from R-T to M-D zoning for a convenience store	Withdrawn without prejudice	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	R-T	Single family residential
West	City of North Las Vegas	C-1 & M-2	Retail stores, convenience store, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

A condition to commence and review the use permit for retail sales as a principal use and several waivers of development standards were included with the previous approvals and extensions of time. Work towards construction of the retail building has commenced, but is not yet completed, so the actual operation of the business has not started. The requirement to review remains to allow the applicant to return in 1 year for a review after operations begin. Staff recommends approval.

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 May 20, 2025 to review as a public hearing.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WATHIQ SULEIMAN

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

07/18/23 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

ABARTH ST/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400080 (WS-22-0080)-MCCALL DEBRA L:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

161-04-810-026

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side yard setback for an accessory structure to 3 feet, 10 inches where 5 feet is required per Table 30.40-2 (a 24% decrease).
 - b. Reduce the rear yard setback for an accessory structure to 3 feet, 11 inches where 5 feet is required per Table 30.40-2 (a 22% reduction).
 - c. Reduce the setback to a right-of-way to 3 feet, 11 inches where 10 feet is required per Section 30.56.040 (a 60% reduction).
2. Reduce the required separation between a proposed accessory structure and the patio cover to zero feet where 6 feet is the standard per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5475 Consul Avenue
- Site Acreage: 0.2
- Project Type: Accessory structure
- Building Height (feet): Up to 14
- Square Feet: 2,170 (residence)/180 (accessory structure)/180 (patio cover #2)/884 (patio cover #1)

Site Plans

The approved plans depict an existing single family residence located along Consul Avenue with an accessory structure, swimming pool, and patio covers. Access to the property is from Consul Avenue.

Landscaping

Landscaping is not provided or required with this application.

Elevations

The approved plans depict an open patio cover attached to the main residence (Patio #1), an enclosed accessory structure and an open attached patio cover (Patio #2). The accessory structure that is attached to the main residence is approximately 7 feet in height with a solid panel roof and lattice trim. The accessory structure is constructed of aluminum wood panels with solid panel roof and lattice tubes and architectural enhancements, including window and a door on the eastern exterior. The patio cover (Patio #2) that is attached to the accessory structure has a solid panel roof with lattice columns and flat roofline.

Floor Plans

The approved plans depict a floor plan for the accessory structure with bedroom and closet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0080:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that approval of this application does not imply approval of any other county issue permit, license, or approval; 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.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states that they hired an engineering firm to assist with the building permit and inspection process. Although the engineer submitted 2 building permits, the status of both

permits are still active, but not yet completed. The applicant has tried multiple attempts to contact the engineer for further assistance. However, due to health issues and family trouble, the engineer's assistant is now aiding the applicant throughout the process. The applicant is requesting another year to complete the building permit and inspection process.

Previous Land Requests

Application Number	Request	Action	Date
WS-22-0080	Reduced setbacks for accessory structure and reduce building separation	Approved by PC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE20-11570 is an active Public Response Office case at this property for setback violations and accessory structures constructed without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 that the applicant has two active building permits (BD20-54872 & BD21-02026). The applicant has experienced delays due to circumstances out of their control. Staff can support this extension of time request with a condition of another year to obtain the building permits and pass the inspection process.

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 19, 2024 to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DEBRA L MCCALL

CONTACT: DEBRA MCCALL, 5475 CONSUL AVE, LAS VEGAS, NV 89142

07/18/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

CHEYENNE AVE/MOUNT HOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700013-FURCOLOW SEPARATE PROPERTY TRUST & FURCOLOW JAMES P TRS:

PLAN AMENDMENT to amend the Northeast Las Vegas Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from Collectors (80+ foot right-of-way) to Collectors (60+ foot right-of-way) for Mount Hood Street between Cheyenne Avenue and Alto Avenue within Sunrise Manor. MK/gt (For possible action)

RELATED INFORMATION:

APN:

140-15-101-004; 140-15-101-007; 140-15-201-006; 140-15-201-007; 140-15-501-001; 140-15-501-002; 140-15-501-003; 140-15-501-004; 140-15-601-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

SUNRISE MANOR - INCORPORATED CLARK COUNTY (INCORP)

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

This is a request to reduce the right-of-way width of Mount Hood Street between Cheyenne Avenue and Alto Avenue from Collectors (80+ foot right-of-way) to Collectors (60+ foot right-of-way) on the Northeast Las Vegas Valley Transportation Map of the Master Plan.

Applicant's Justification

There is no longer a public need or necessity for an 80 foot roadway as the uses allowed are low/no intensity and density. Additionally, the County parcel is part of a regional detention facility. The only privately owned land is on the northwest corner of Mount Hood Street and Alto Avenue which is proposed as a very low traffic generator and destination (mini-warehouse with indoor storage; RV indoor & outdoor covered storage to allow boats and recreational vehicles; and a vehicle wash).

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Nellis AFB
South	Business Employment	R-2	Single family residential
East	Public Use	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Outlying Neighborhood Business Employment	P-F, C-2, & C-1	Undeveloped

Related Applications

Application Number	Request
UC-23-0231	A use permit with a design review and waiver for a mini-warehouse with indoor storage and RV indoor & outdoor covered storage is a companion item on this agenda.
VS-23-0232	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Historic development patterns in the area directly south of Nellis Air Force Base (most notably major Regional Flood Control Facilities) have resulted in minimal development opportunities along this segment of the Mount Hood Street alignment. As a result, it is no longer practical to expect an 80+ foot right-of-way collector street in this area to be needed, particularly due to the fact that Mount Hood Street terminates at Cheyenne Avenue and the boundary of Nellis Air Force Base. Therefore, staff finds the request reasonable to reduce the right-of-way for this section of Mount Hood Street from Collectors (80+ foot right-of-way) to Collectors (60+ foot right of way).

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 16, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

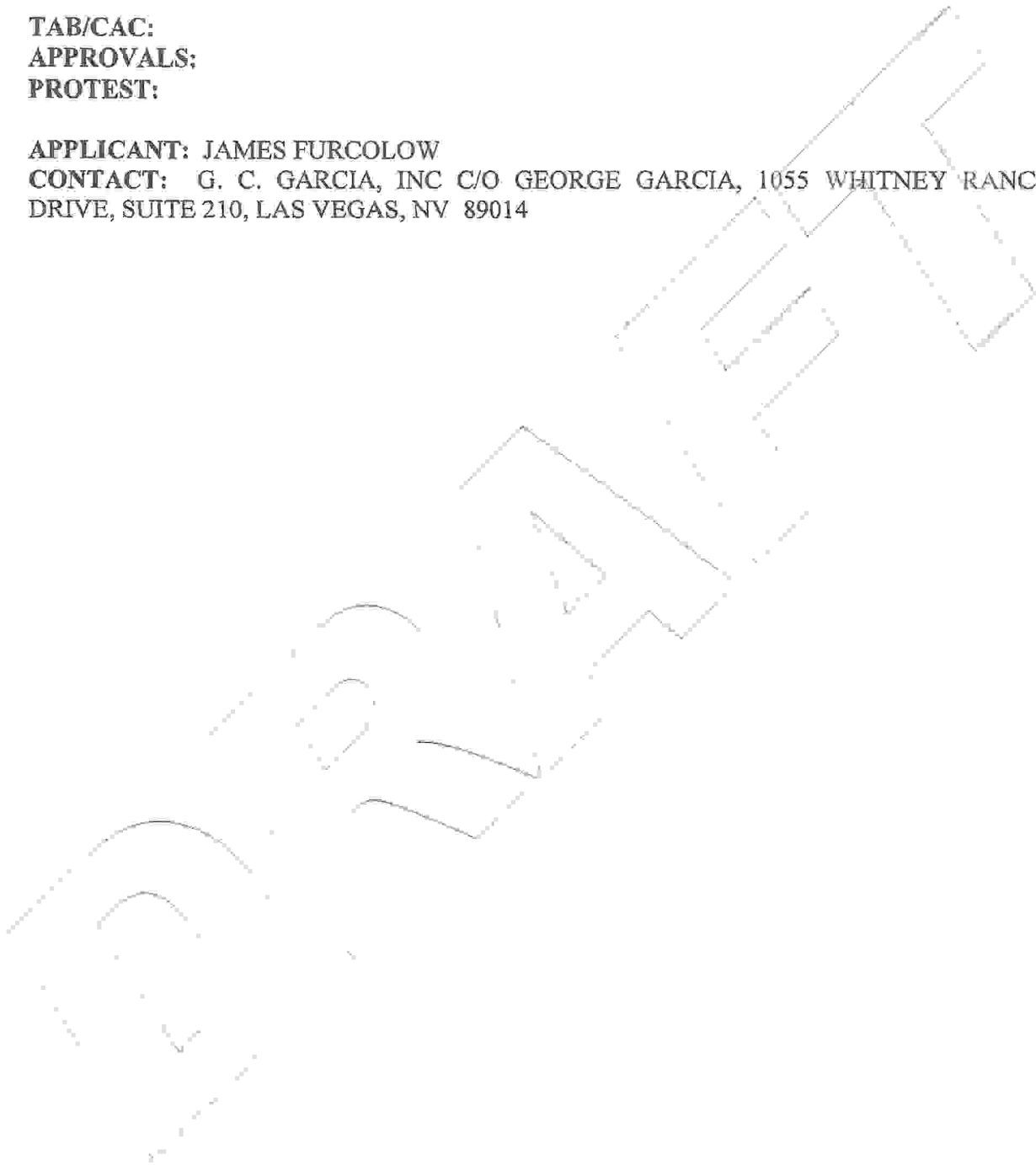
TAB/CAC:

APPROVALS:

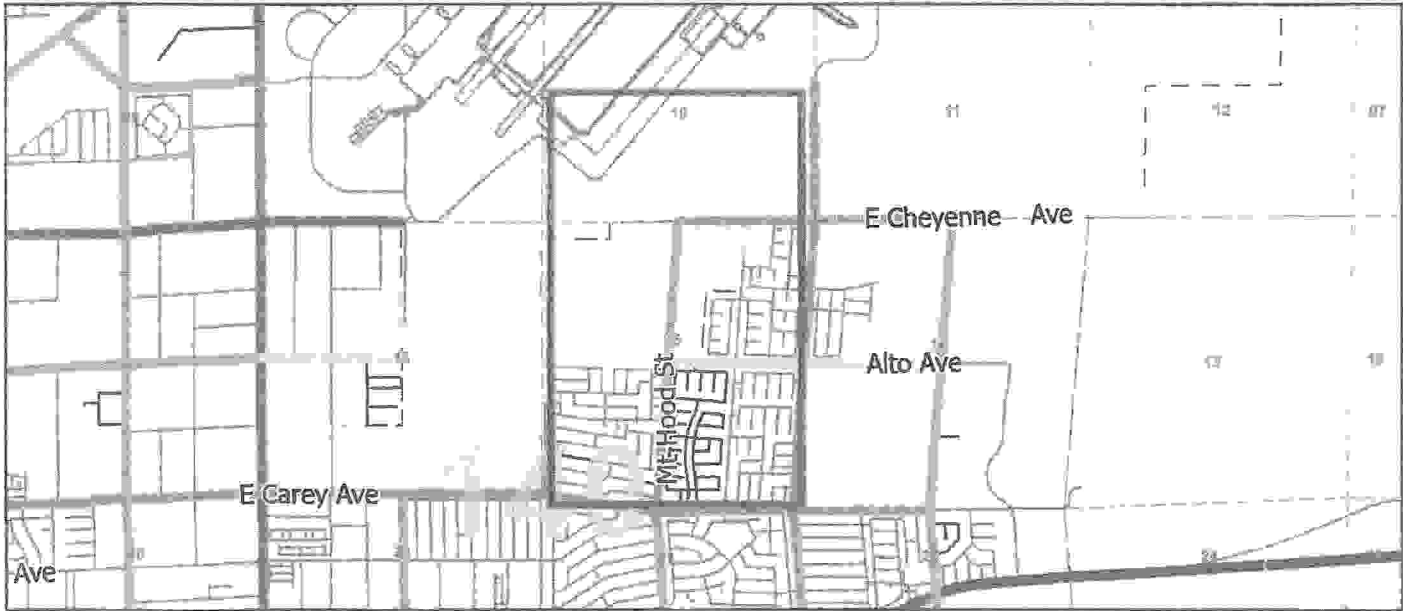
PROTEST:

APPLICANT: JAMES FURCOLOW

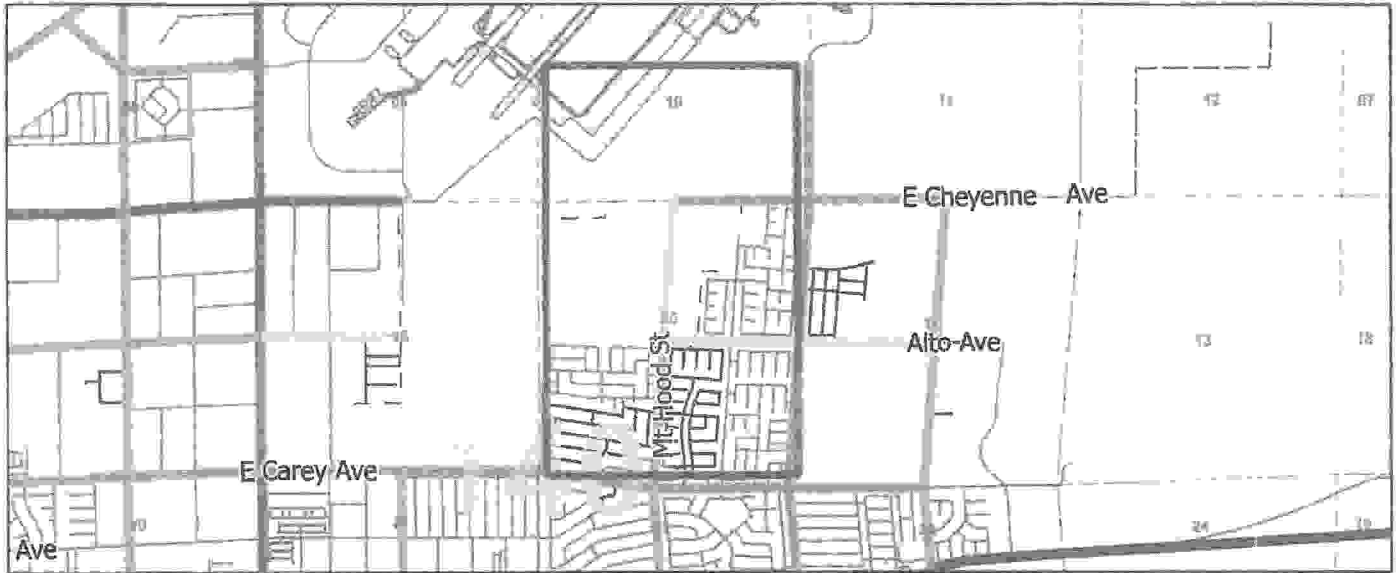
CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH
DRIVE, SUITE 210, LAS VEGAS, NV 89014



Transportation Plan Amendment PA-23-700013



Current



Requested

DRAFT

Sunrise Manor Clark County, Nevada

- | | |
|-----------------------------------|---------------------------|
| Beltway | Arterials (100+ ft R-O-W) |
| Las Vegas Blvd (300+ ft R-O-W) | Collectors (80+ ft R-O-W) |
| Las Vegas Blvd (200+ ft R-O-W) | Collectors (60+ ft R-O-W) |
| Interstates/State Hwys (per NDOT) | Railroads |
| Arterials (120+ ft R-O-W) | Interchanges |

Note: Categories denoted in the legend may not apply to the presented area.



MINI-WAREHOUSE
(TITLE 30)

MOUNT HOOD ST/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400083 (ZC-0345-00)-FURCOLOW SEPARATE PROPERTY TRUST, ET AL;

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) indoor storage of boats and RV's only per Title 30; 2) landscape areas (10 foot and 20 foot widths) as shown on plans around the perimeter of the site; 3) monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet); 4) development to be restricted to 1 story units only; 5) applicant to provide ceramic tile or concrete roof; 6) minimum 20 feet of A-1 type landscaping along Alto Drive and Mount Hood Street; 7) buildings to have pitched roofs; 8) ends of the buildings exposed to Alto Drive and Mount Hood Street to be stucco and residential in character; and 9) hours to be restricted from 8:00 a.m. to 8:00 p.m. in conjunction with a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage and a recreational vehicle watercraft wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone.

Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-15-201-006; 140-15-201-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Project Type: Proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage
- Number of Stories: 3 (maximum)
- Building Height (feet): 41 (maximum)
- Square Feet: 335,760
- Parking Required/Provided: 42/42

History and Request

ZC-0345-00 was approved on the subject parcels and reclassified the site from R-E zoning to C-1 and C-2 zoning for a commercial center with a retail building, convenience store and gasoline pumps, a mini-warehouse facility, a vehicle repair establishment, and an outdoor watercraft and recreational vehicle storage facility. The project did not commence, and the site is undeveloped today, despite the subject parcels being zoned to C-1 and C-2.

Today the applicant is proposing a mini-warehouse facility which features off-highway vehicle, recreational vehicle, and watercraft storage; and a recreational vehicle and watercraft wash station via UC-23-0231 (a companion item). Since Title 30 has had numerous updates, and the proposed site design related to UC-23-0231 only focuses on the mini-warehouse facility and not a commercial center, the applicant is requesting to waive conditions of approval that were set forth via ZC-0345-00. The applicant would like to waive the following conditions: 1) indoor storage of boats and RV's only per Title 30; 2) landscape areas (10 foot and 20 foot widths) as shown on plans around the perimeter of the site; 3) monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet); 4) development to be restricted to 1 story units only; 5) applicant to provide ceramic tile or concrete roof; 6) minimum 20 feet of A-1 type landscaping along Alto Drive and Mount Hood Street; 7) buildings to have pitched roofs; 8) ends of the buildings exposed to Alto Drive and Mount Hood Street to be stucco and residential in character; and 9) hours to be restricted from 8:00 a.m. to 8:00 p.m.

Site Plan

The site plan depicts 2 parcels located on the northwest corner of Mount Hood Street and Alto Avenue. The northern most parcel APN 140-15-201-007 is zoned C-2 only, and the southern parcel APN 140-15-201-006 is split zoned with C-2 on the north half and C-1 on the south half. Access to the site is via 1 driveway on the southeast corner of the site adjacent to Mount Hood Street to the east. The plan shows a Fire Department egress gate only at the northeast corner of the site.

The site design consists of the following for the southern parcel: the main 3 story mini-warehouse building with a leasing office is located along the east property line, north of the main entrance. South of the main entrance includes customer parking, drive-up storage units, and a manager's unit (not within the LOZ-3) with an attached garage adjacent to Building D on the southeast corner of the site. The western half of the southern parcel includes covered recreational vehicle parking spaces, and fully enclosed storage units for recreational vehicles. Drive-up storage units are located along the entire length of the south property line.

The northern parcel includes the following amenities: fully enclosed storage unit buildings on the north and east property lines and fully enclosed storage units for recreational vehicles adjacent to the west property line. In addition, centrally located on the northern parcel includes an recreational vehicle waste station, an off-highway/recreational vehicle/vehicle/watercraft wash station, and covered RV parking stalls to the south of the wash station.

The applicant is requesting use permits to allow a proposed mini-warehouse in a C-1 zone, and allow off-highway vehicle, recreational vehicle, and watercraft storage in conjunction with a proposed mini warehouse facility which has a wash station for off-highway/recreational

vehicle/vehicle/watercraft. The waiver of development standards request is to increase the building height to 41 feet where 35 feet is the maximum, and a design review for the entire site. There are 3 companion items for this application, the first being a plan amendment to amend the Northeast - Las Vegas Valley Transportation Map of the Master Plan by reducing the right-of-way width (Mount Hood Street) from 80 feet wide to 60 feet wide. The second companion item is a request to vacate and abandon a portion of right-of-way being Mt. Hood Street. The third companion item is a use permit for a mini-warehouse facility.

Landscaping

The landscape plan shows detached sidewalks to be constructed along the east property line of the development adjacent to Mount Hood Street. The trees planted along Mount Hood Street will be spaced every 20 feet. The plan also shows a 25 foot wide landscape area along the south property line with a double row of 24 inch box trees. A portion of the west property line includes a 10 foot wide landscape area with 5 gallon shrubs to be planted. West of the subject property is an existing drainage easement that is owned and maintained by Clark County Public Works; therefore, minimal landscaping is provided on the southwest portion of the site, and no landscaping is provided on the northwest property or along the north property line. The plans show landscape finger islands and parking lot landscaping throughout the site.

Elevations

Building A is the main mini-warehouse building which includes the leasing office. The overall height for this building is 41 feet. The north half of Building A is located in the C-2 zoning district and the south half is located in the C-1 zoning district. The maximum building height in a C-1 zoning district is 35 feet, and the highest point of the proposed building is located in this zoning district; therefore the applicant is requesting a waiver of development standards to increase the building height to 41 feet where 35 feet is the maximum allowed.

The additional storage buildings (Buildings B thru M) have an overall height which range from a minimum of 12 feet, 6 inches to 15 feet, 7 inches. The manager's unit is attached to Building D and has an overall height of 12 feet, 6 inches. Building N has an overall height of 18 feet, 3 inches. Buildings P and Q have an overall height of 18 feet, 3 inches. Buildings R and S have an overall height of 21 feet, 5 inches. The proposed wash station buildings have an overall height of 18 feet, 9 inches. The typical recreational vehicle covered parking spaces include a cover that is 19 feet, 6 inches with exterior finish to include split faced CMU block walls and metal paneling and trim. Aluminum trim for storefront doors and windows are also a part of the exterior finishes.

Floor Plans

The floor plans for the main mini-warehouse building (Building A) include the following: leasing office, restrooms, and storage units. The second and third floor of this building includes the remaining storage units. The floor plans for the manager's unit include the following: bedroom, bathroom, kitchen, living room, and an attached garage. Buildings B thru M are drive-up storage units. Buildings P, Q, R, and S are enclosed recreational vehicle garage spaces.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0345-00:

- Subject to C-1 and C-3 request reduced to C-2;
- No resolution of intent and staff preparing an ordinance to adopt the zoning;
- Design review as a public hearing on final plans;
- Indoor storage of boats and RV's only per Title 30;
- Landscape areas (10 and 20-foot widths) as shown on plans around the perimeter of the site;
- No lighting to shine on neighboring properties;
- Monument signage only (maximum of 70 square feet, 7 feet x 10 feet with a maximum height of 7 feet);
- Screening any roof mounted mechanical equipment;
- No gathering of individuals in an area that would result in an average density of greater than 25 person per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time (LOZ 3 portion only);
- Drainage study and compliance;
- Full off-sites;
- Development to be restricted to one-story units only;
- Applicant to provide ceramic tile or concrete roofs;
- Minimum 20 feet of A-1 type landscaping along Alto Drive and Mount Hood Street
- Buildings to be aligned so that no garage door openings would be visible from Alto Drive;
- Buildings to have pitched roofs;
- Ends of the buildings exposed to Alto Drive and Mount Hood Street to be stucco and residential in character;
- Hours to be restricted to 8:00 A.M. to 8:00 P.M.;
- Applicant to provide 24-hour management of the property;
- And all applicable standard conditions for this application type.
- Applicant is advised that this project must comply with the recently adopted County landscaping ordinance. Applicant is further advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

Applicant's Justification

Per the applicant, the proposed landscaping and off-site improvements comply with Title 30 per the plans linked with UC-23-0231. The applicant is not constructing a commercial center. The proposed site design differs with what was proposed with ZC-0345-00.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0140-05	Communications Tower	Approved by ZA	March 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0345-00	Reclassified 15 acres from R-E to C-1 zoning for a proposed commercial center - reduced to C-1 and C-2 zoning	Approved by ZA	August 2000
VS-2086-96	Vacated a portion of right-of-way being Alto Avenue - recorded	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Undeveloped & drainage channel
South	Business Employment	R-2	Single family residential
East	Nellis Air Force Base	R-E	Undeveloped
West	Public Use	P-F	Drainage channel

Related Applications

Application Number	Request
VS-23-0232	A request to vacate and abandon a portion of right-of-way being Mount Hood Street is a companion item on this agenda.
PA-23-700013	A plan amendment to amend the Northeast - Las Vegas Valley Transportation Map of the Master Plan by reducing the right-of-way width (Mount Hood Street) from 80 feet wide to 60 feet wide is a companion item on this agenda.
UC-23-0231	A use permit for a mini-warehouse, with a waiver to increase the building height, and a design review 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

Comprehensive Planning

Waivers of Conditions

The applicant is requesting to waive the following conditions of a zone change: 1) indoor storage of boats and recreational vehicles only per Title 30; 2) landscape areas (10 foot and 20 foot widths) as shown on plans around the perimeter of the site; 3) monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet); 4) development to be restricted to 1 story units only; 5) applicant to provide ceramic tile or concrete roof; 6) minimum 30 feet of A-1 type landscaping along Alto Drive and Mount Hood Street; 7) buildings to have pitched roofs; 8) ends of the buildings exposed to Alto Drive and Mount Hood Street to be stucco and residential in character; and 9) hours to be restricted from 8:00 a.m. to 8:00 p.m.

The submitted plans show that the site does not have the same design as what was previously approved with ZC-0345-00. The applicant is also not proposing an intense use of a commercial

center on the subject property. The proposed design for this site is for a mini-warehouse facility which features off-highway vehicle, recreational vehicle, and watercraft storage, and a recreational vehicle and watercraft wash station. Storage of off-highway vehicles, recreational vehicles, and watercrafts occur within enclosed storage units, or within covered parking stalls. There is only 1 main building for the mini-warehouse component of the facility. The other surrounding structures are enclosed storage buildings, and covered parking areas. Furthermore, the applicant provided sufficient parking lot landscaping, perimeter landscaping, detached sidewalks, a modern aesthetic to the building design, and provided 24 monitoring via a manager's on-site unit. The aforementioned waivers of conditions listed above may be waived since the site design that was previously approved with ZC-0345-00 no longer apply. Sufficient buffering and screening is provided, the setbacks meet Title 30 standards, signage is not currently proposed, and the proposed building is more modern and aesthetically pleasing than what was originally conditioned for buildings planned for ZC-0345-00. Staff is in support of this application.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- 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 #0012-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JAMES FURCOLOW

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

07/18/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MOUNT HOOD ST/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0232-FURCOLOW SEPARATE PROPERTY TRUST, ET AL.

VACATE AND ABANDON a portion of a right-of-way being Mount Hood Street located between Cheyenne Avenue and Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-15-101-004; 140-15-101-007; 140-15-201-006; 140-15-201-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

Per the submitted plans, Mount Hood Street will be reduced from 80 feet to 60 feet via PA-23-700013. In addition, the vacation and abandonment of Mount Hood Street will enable detached sidewalks to be constructed along the east property line of APNs 140-15-201-006 and 140-15-201-007 which is associated with the development of a mini-warehouse facility via UC-23-0231.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0140-05	Communications Tower	Approved by ZA	March 2005
ZC-0345-00	Reclassified 15 acres from R-E to C-1 zoning for a proposed commercial center - reduced to C-1 and C-2 zoning	Approved by ZA	August 2000
VS-2086-96	Vacated a portion of right-of-way being Alto Avenue - recorded	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Undeveloped & drainage channel
South	Business Employment	R-2	Single family residential
East	Nellis Air Force Base	R-E	Undeveloped
West	Public Use	P-F	Drainage channel

Related Applications

Application Number	Request
WC-23-400083 (ZC-0345-00)	A waiver of conditions of a zone change is a companion item on this agenda.
PA-23-700013	A plan amendment to amend the Northeast - Las Vegas Valley Transportation Map of the Master is a companion item on this agenda.
UC-23-0231	A use permit for a mini-warehouse with a waiver to increase building height, and a design review 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 that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES FURCOLOW

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

07/18/23 PC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

MOUNT HOOD ST/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0231-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:

USE PERMITS for the following: 1) mini-warehouse; 2) off-highway vehicle, recreational vehicle, and watercraft storage; and 3) recreational vehicle and watercraft wash station.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage with a wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone.

Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-15-201-006; 140-15-201-007

USE PERMITS:

1. a. Allow a proposed mini-warehouse in a C-1 (AE-70 & LOZ-3) zone per Table 30.44-1.
- b. Allow a proposed mini-warehouse in a C-2 (AE-70 & LOZ-3) zone per Table 30.44-1.
2. Allow a proposed off-highway vehicle, recreational vehicle, and watercraft storage in conjunction with a proposed mini-warehouse facility per Table 30.44-1.
3. Allow a proposed recreational vehicle and watercraft wash area per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS

Increase the building height to 41 feet where 35 feet is the maximum allowed in a C-1 zone per Table 30.40-4 (a 17% increase).

DESIGN REVIEW

Design review for a proposed mini-warehouse facility with proposed recreational vehicle and watercraft storage and accessory uses.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Project Type: Proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage
- Number of Stories: 3 (maximum)
- Building Height (feet): 41 (maximum)
- Square Feet: 335,760
- Parking Required/Provided: 42/42

History

ZC-0345-00 was approved on the subject parcels and reclassified the site from R-E zoning to C-1 and C-2 zoning for a commercial center (with a retail building, convenience store, and gasoline pumps), a mini-warehouse facility, a vehicle repair establishment, and an outdoor watercraft and recreational vehicle storage facility. The project did not commence, and the site is undeveloped today, despite the subject parcels being hard zoned to C-1 and C-2.

Site Plan

The site plan depicts 2 parcels located on the northwest corner of Mount Hood Street and Alto Avenue. The northern most parcel APN 140-15-201-007 is zoned C-2 only and the southern parcel APN 140-15-201-006 is split zoned with C-2 on the northern half and C-1 on the southern half. Access to the site is via 1 driveway on the southeast corner of the site adjacent to Mount Hood Street to the east. The plan shows a Fire Department egress gate only at the northeast corner of the site.

The site design consists of the following for the southern parcel: the main 3 story mini-warehouse building with a leasing office is located along the east property line, north of the main entrance. South of the main entrance includes customer parking, drive-up storage units, and a manager's unit with an attached garage (adjacent to Building D) on the southeast corner of the site. The western half of the southern parcel includes covered recreational vehicle parking spaces, and fully enclosed storage units for recreational vehicles. Drive-up storage units are located along the entire length of the south property line.

The northern parcel includes the following amenities: fully enclosed storage unit buildings on the north and east property lines, and fully enclosed storage units for recreational vehicles adjacent to the west property line. In addition, centrally located on the northern parcel includes an RV waste station, an off-highway/RV/vehicle/watercraft wash station, and covered RV parking stalls to the south of the wash station.

The applicant is requesting use permits to allow a proposed mini-warehouse facility in a C-1 zone, and allow off-highway vehicle, recreational vehicle, and watercraft storage in conjunction with a proposed mini warehouse facility which has a wash station for off-highway/RV/vehicle/watercrafts. The waiver of development standards request is to increase the

Applicant's Justification

The current zoning is C-1 on a small portion on the southern end of the property and C-2 occurs on the larger northern portion. The mini-warehouse will have a manager's quarters located in the C-1 area outside the LOZ-3 area. The proposed mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage, and recreational vehicle and watercraft wash station are in harmony with the purpose, goals, objectives and standards of the land use plan and Title 30. The majority of the site is C-2 where mini-warehouse is a permitted use. The portion in the C-1 that requires the use permit is a low intensity, non-residential use that serves the surrounding residential area. It is a use that is compatible with the Nellis AFB Noise Contours and Restrictions. The applicant also requests a waiver to increase the building height to 41 feet where 35 feet is the maximum allowed in the C-1 district. This height increase is only for a portion of the main building to create some architectural character in the roofline at the peak as well as a section at about 37 feet in height. The 41 feet in height occurs along a sloping roof that starts at about 37 feet and rises to the peak. The peak occurs on about 10% of the façade and is only a small fraction of the entire property frontage. The proposed project will not overwhelm infrastructure and services; and will not negatively affect the public health, safety, and welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0140-05	Communications Tower	Approved by ZA	March 2005
ZC-0345-00	Reclassified 15 acres from R-E to C-1 zoning for a proposed commercial center - reduced to C-1 and C-2 zoning	Approved by ZA	August 2000
VS-2086-96	Vacated a portion of right-of-way being Alto Avenue - recorded	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Undeveloped & drainage channel
South	Business Employment	R-2	Single Family Residential
East	Nellis Air Force Base	R-E	Undeveloped
West	Public Use	P-F	Drainage channel

Related Applications

Application Number	Request
WC-23-400083 (ZC-0345-00)	A waiver of conditions of a zone change is a companion item on this agenda.
VS-23-0232	A request to vacate and abandon a portion of right-of-way being Mount Hood Street is a companion item on this agenda.

Related Applications

Application Number	Request
PA-23-700013	A plan amendment to amend the Northeast - Las Vegas Valley Transportation Map of the Master Plan 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

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The applicant is requesting to allow a proposed mini-warehouse in a C-1 zone, allow a proposed off-highway vehicle, recreational vehicle, and watercraft storage in conjunction with a proposed mini warehouse facility and allow a proposed recreational vehicle and watercraft wash area per Table 30.44-1.

Use Permits #1, #2, and #3

Staff finds that the land use plan for the subject parcels is Business Employment (BE). According to the Master Plan, the BE designation encourages primary land uses such as a warehouse with small scale commercial services. A characteristic of the Business Employment land use plan is to provide a concentrated area of employment with ancillary commercial uses. A proposed mini-warehouse facility is a business that may not garner a high number of customers or traffic compared to a commercial center. ZC-0345-00 was previously approved on the site for a commercial center with a retail building, a convenience store with gasoline pumps, a mini-warehouse center, a vehicle repair center, and watercraft and recreational vehicle storage facility. Staff finds that developing a mini-warehouse facility only has a low traffic count compared to other commercial uses, and adding recreational vehicle, watercraft, and off-highway vehicles is ancillary to this type of business. Lastly, adding a wash station is beneficial to customers utilizing the facility and does not pose a negative impact to the surrounding neighborhood. Staff recommends approval of the use permits.

Waiver 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.

The applicant is requesting to increase the building height to 41 feet where 35 feet is the maximum allowed in a C-1 zone per Table 30.40-4 (a 17% increase). The elevation plans show

that increasing the building height is due to architectural enhancements along the roofline. Per the applicant, the roof design peaks at 41 feet and only occurs on a portion of the parapet roof. Staff finds that the overall height of the building does not negatively impact the site, the surrounding structures, or adjacent neighborhood. If the entire site was reclassified to C-2 zoning via ZC-0345-00, the applicant has the opportunity to build a structure to 50 feet. Staff can support this request since the increase in height is only for a portion of the roofline design.

Design Review

The applicant's design for a proposed mini-warehouse facility, along with the detached sidewalks and landscaping throughout the site will help improve the undeveloped area. New development supports the Business Employment land use plan and offers neighboring residents a facility that can be utilized without venturing to distant commercial centers. Since staff supports the use permits and the waiver of development standards, staff can also support the design review.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- 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 #0012-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES FURCOLOW

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

07/18/23 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

SLOAN LN/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-23-0286-TOUCHSTONE INDEPENDENCE, LLC:

STREET NAME CHANGE to change the name of Sloan Lane to Homeownership Lane between Vegas Valley Drive and Desert Inn Road.

Generally located on the south side of Vegas Valley Drive and the north side of Desert Inn Road within Sunrise Manor. TS/rr/syp (For possible action)

RELATED INFORMATION:

APN:

161-09-711-286; 161-09-711-291 through 161-09-711-292; 161-09-801-004; 161-09-811-001 through 161-09-811-003; 161-10-310-049; 161-10-310-052; 161-10-410-001

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Project Type: Street name change

Applicant's Justification

The applicant states that this section of Sloan Lane is the gateway to a new community, known as Independence, which intends to serve first-time homebuyers. The applicant further states that the proposed name embodies the pride of homeownership.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-22-900388	Development agreement for a single family residential development	Approved by BCC	August 2022
UC-21-0507	High Impact Project (HIP) and attached Planned Unit Development (PUD), with associated waivers and design reviews	Approved by BCC	November 2021
VS-21-0508	Vacated and abandoned easements of interest	Approved by BCC	November 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500147	1,298 lot subdivision on 130.4 acres (Independence)	Approved by BCC	November 2021
NZC-20-0051	Reclassified from P-F to R-2 zoning for a single family residential planned unit development	Approved by BCC	October 2020
ZC-1611-05	Reclassified from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified from R-E to C-2 and P-F zoning with a use permit for a golf course	Approved by BCC	December 1998
ZC-0096-98	Reclassified a 4.3 acre portion of property from R-E to C-2 zoning to relocate a previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduced setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse with a use permit for a 145 acre golf course	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Compact Neighborhood (up to 18 du/ac)	P-F & R-2	Undeveloped & single family residential
South	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	O-S & R-2	Golf course & single family residential
East & West	Public Use	R-2	Residential subdivision under development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The Las Vegas Valley Street Naming and Address Assignment Policy found in Appendix A of Title 30 states, "a newly developed street shall assume the name of the street on which it aligns, unless the street does not, and cannot in the future, connect to an existing street segment along the alignment." Sloan Lane, which is on a section line, does not exist to the south of Desert Inn Road as this area is fully developed with a golf course and single family residential (Stallion Mountain) development. North of Vegas Valley Drive, the right-of-way exists for Sloan Lane; however, the roadway is not presently improved south of the Las Vegas Wash flood control

channel. Based on these facts, staff can support the request. The Combined Fire Communication Center has approved the name Homeownership Lane.

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

- Subject to Homeownership Lane.
- 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.*

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE INDEPENDENCE, LLC

CONTACT: LUCY GONZALEZ, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

07/18/23 PC AGENDA SHEET

PERSONAL SERVICE
(BEAUTY SALON/ PERMANENT MAKE-UP)
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0237-SHAHID NASSER ABDEL & MANAL A & AVA MINA WORLD WIDE INVESTMENT LLC:

USE PERMITS for the following: 1) allow personal services (beauty salon) in an H-2 Zone; 2) allow personal services (beauty salon) in an APZ-2 Zone; 3) allow permanent make-up in an H-2 Zone; and 4) allow permanent make-up in an APZ-2 Zone in conjunction with an existing shopping center on a 3.4 acre portion of a 6.6 acre site in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-07-601-012; 140-07-601-019 through 140-07-601-020 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3603 Las Vegas Boulevard N., Suite 107
- Site Acreage: 3.4 (portion)
- Project Type: Personal service (beauty salon) and permanent make-up
- Number of Stories: 1
- Square Feet: 1,267 (tenant space)/57,506 (overall shopping center)
- Parking Required/Provided: 223/227

Site Plans

The plans depict a shopping center consisting of 1 large in-line retail building and 2 smaller retail buildings along the north and west portions of the site. The beauty salon is proposed within 1 of the tenant spaces near the central portion of the larger in-line building. No changes are proposed or required for the building, landscaping, or parking area. Access to the site is from both Las Vegas Boulevard North and Lamb Boulevard.

Landscaping

No additional landscaping is proposed or required with this application.

Elevations

The lease area will be located within an existing 1 story in-line retail building. The existing building features stucco siding and concrete tile roof. There will be no changes to the building.

Floor Plans

The plans show a 1,267 square foot suite with a waiting area, stations, and shampoo areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the hours of operation will be from 2:00 p.m. to 9:00 p.m., Tuesday through Saturday, and that the business should not have an adverse effect on public facilities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0599	Personal service (beauty salon)	Approved by PC	December 2022
UC-0379-12	Allowed check-cashing in an H-2 zone - expired	Approved by BCC	October 2012
ZC-0020-06	Reclassified this site to C-2 zoning and expansion of shopping center - expired	Approved by PC	April 2006
UC-1443-00	Retail building	Approved by PC	October 2000
UC-0389-00	Allowed auto repair	Approved by PC	April 2000
UC-278-85	Allowed bank, restaurant, retail shops, and home improvement store	Approved by PC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Business Employment	C-2	Undeveloped & commercial building with gasoline sales
East	Business Employment	H-2	Convenience store & undeveloped
West	Public Use	P-F	Public park

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff does not have any practical problem with the proposed location of the beauty salon with permanent make-up. Most of the existing retail uses in this shopping center were established prior to the creation of the APZ-2 Overlay. Since this use is similar to the existing retail uses that are already operating in an APZ-2 Overlay, staff does not anticipate any problems with the addition of this use. The surrounding area is predominantly commercial, with the nearest residential development being a single family development to the north; therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that tattoo is not a permitted use in the H-2 zone; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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

- No comment.

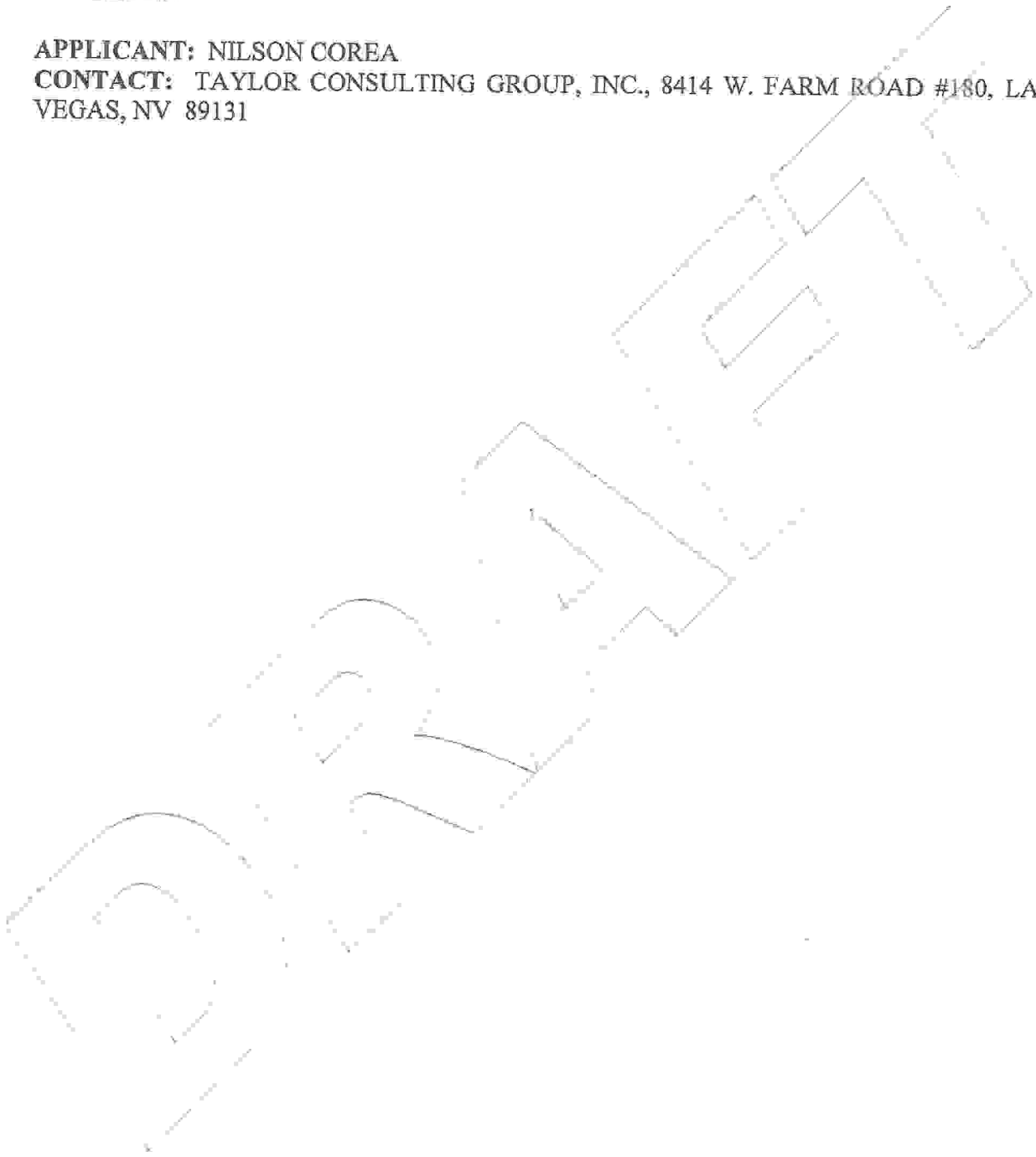
Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NILSON COREA

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



07/18/23 PC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

LAMB BLVD/ALEXANDER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0277-TILT/COMM PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) modified street landscaping; 3) reduce gate setback; and 4) modified driveway geometrics.

DESIGN REVIEW for outside storage on 1.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the east side of Lamb Boulevard, 770 feet north of Alexander Road within Sunrise Manor. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-416-052

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping where landscaping is required per Figure 30.64-14.
2. Permit alternative street landscaping (xeriscape only) behind an attached sidewalk on a private street where landscaping per Figure 30.64-13 is required.
3. Reduce gate setback to 15 feet where a minimum of 50 feet is required per Section 30.64-020.
4.
 - a. Reduce throat depth to zero feet where a minimum 25 feet is required per Uniform Standard Drawing 222.1.
 - b. Reduce commercial driveway approach distance to 90 feet where 150 feet is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2
- Project Type: Outside storage
- Parking Required/Provided: 7/7

Site Plans

The plans show a 1.2 acre outside storage yard. The proposed site will be paved and striped for 21 semi-trailers to be stored at the site along the north property line, adjacent to the drainage channel. An 8 foot high decorative CMU perimeter wall is proposed around all sides of the property, which is located within an existing industrial park (Collins Business Park Phase 2). Additionally, an 8 foot high wrought iron sliding access gate will be located on the southern portion of the site, set back 15 feet from the street, necessitating a waiver of development standards. There is no building proposed for this site; however, a trash enclosure and 7 parking spaces will be provided on the south side of the site, to the west of the access gate.

Landscaping

A 15 foot wide landscape strip consisting of trees and shrubs is proposed behind an existing attached sidewalk along the west side of the property adjacent to Lamb Boulevard. The proposed plans, along the south side of the site, depict an attached sidewalk with xeriscape along the private street, which does not comply with Figure 30.64-13. Additionally, no parking lot landscaping is proposed for this development.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the site will be used to store semi-trailers. Trailers will be picked up at different hours of the day, loaded/unloaded off site to get them on the road for delivery of material and equipment for a construction company. Solar powered security downlights are proposed in the parking lot to enhance safety in the area for this site. Daily access may not be required. A logistic team will remotely open the gates for the drivers to access the semi-trailers parked on-site and load them off-site. This is to avoid trucks from idling on the streets, prior to accessing the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1008-07	Office warehouse	Approved by PC	October 2007
DR-0178-07	Office warehouse	Approved by PC	March 2007
ZC-1592-98	Reclassified the site to M-1 zoning	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Drainage channel & business employment park
South & East	Business Employment	M-1	Industrial park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Waiver of Development Standards #1

The outside storage yard is proposed with no internal parking lot landscaping. The requirement to install parking lot landscaping would have an impact of the efficient movement of the large truck and trailers associated with this business. The lack of internal landscaping will not negatively impact the neighboring properties as this site will have an 8 foot high decorative CMU block wall around the perimeter, making the overall site aesthetically pleasant. However, since staff does not support the remaining waivers of development standards, staff does not support this request.

Waiver of Development Standards #2

Staff cannot support the modification (xeriscape only) of the required street landscaping along the private street since the other parcels within the same industrial park are providing street landscaping along with detached sidewalks.

Waiver of Development Standards #3

The placement of the access gate could create negative impact to other businesses while semi-trailers are waiting in the street for the gate to open. Furthermore, if commercial vehicles access the project site via Lamb Boulevard, the queuing will also affect a large arterial street, creating traffic safety concerns. Staff does not support this request.

Design Review

Overall, staff does not object to the use of the site as an outdoor storage facility, as such use would be consistent with the surrounding area. It appears the storage on the site will be screened from view by a decorative CMU block wall as well as landscaping along Lamb Boulevard. The proposed design relies on the elimination of parking lot landscaping, which staff can support. However, the elimination of the landscaping along the private street will make this development inconsistent with the surrounding industrial park. In addition, staff has concerns with the

placement of the gate. Staff finds that there are design alternatives that could be considered to either eliminate these issues or make the design more closely compliant with Title 30 Development Code; therefore, staff cannot support the design review as presently proposed.

Public Works - Development Review

Waivers of Development Standards #3 and #4a

Staff cannot support the reduction of throat depth or the gate setback to 15 feet for the commercial driveway. With the reduced distance to the gate combined with a throat depth of zero feet, trucks entering the site will have no room to make a safe turn movement onto the site.

Waiver of Development Standards #4b

Staff has no objection to the reduction in approach distance as the applicant has placed the site as far east as the site will allow. However, since staff cannot support the rest 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:

- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

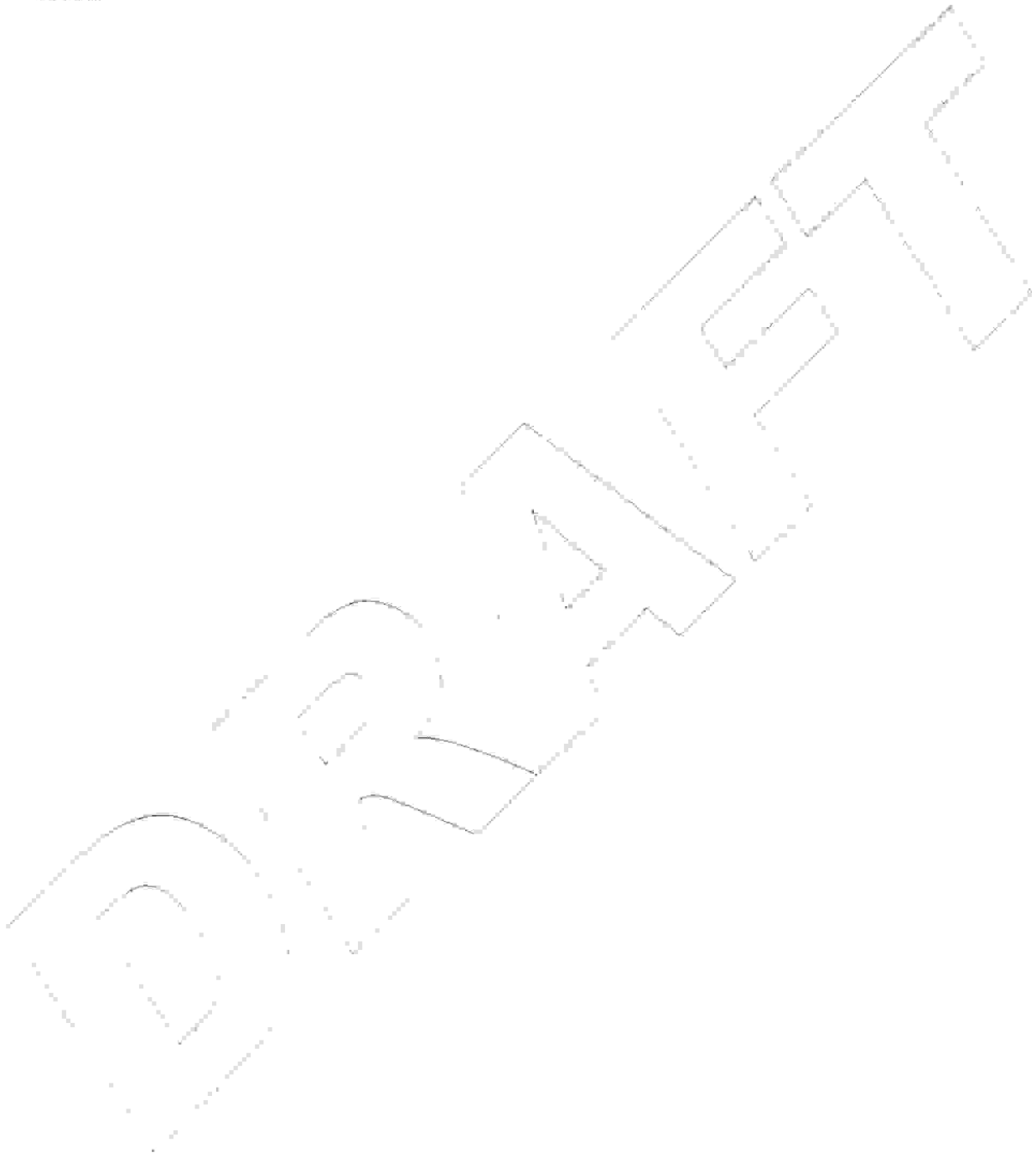
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: XL CONCRETE MASONRY

CONTACT: XL CONCRETE MASONRY, 4460 RIVIERA RIDGE AVE., LAS VEGAS, NV
89115



07/19/23 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

MOONLITE DR/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400073 (DR-21-0175)-ARANDA FAMILY TRUST ETAL & ARANDA-PAEZ,
LUIS UBALDO TRS:**

DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone.

Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-602-007

DESIGN REVIEW:

Increase finished grade to 41 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 128% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.8
- Project Type: Increase finished grade
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,288 (proposed residences)

Site Plan

The applicant is processing a 2 lot parcel map (MSM-20-600033) with the Clark County Public Works - Mapping Team. The approved plans showed that the subject parcel will be subdivided into 2 separate parcels with an approximate area of 39,315 square feet each. The applicant proposed the construction of a 1 story single family residence on each proposed lot. Both lots will have frontage on Moonlite Drive. Lastly, the applicant proposed to increase the finish grade to a maximum of 41 inches underneath the pad site of the proposed residences (adjacent to the

east property line). The slope of the lots then decreases towards the rear yard adjacent to the west property line.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0175:

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.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Applicant’s Justification

The applicant indicates that an extension of time is needed because the property owner is still coordinating with the City of North Las Vegas to process off-site contract documents and pay off-site fees.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0175	Finished grade in conjunction with proposed single family residences on 1.8 acres in R-E zoning	Approved by BCC	June 2021

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The applicant has made progress toward completing the overall project, with a drainage study (PW-20-20132) having been approved by the Public Works Department. The applicant has also initiated an application for off-site improvements (PW-21-15503) with the Public Works Department. Given the progress of the proposed project, staff can support an extension of time, as there is sufficient reason to believe that the applicant is making and will continue to make a good faith effort to complete the project as proposed within a timely manner.

Public Works - Development Review

There have been no significant changes in this area. 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 June 2, 2025 to commence.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

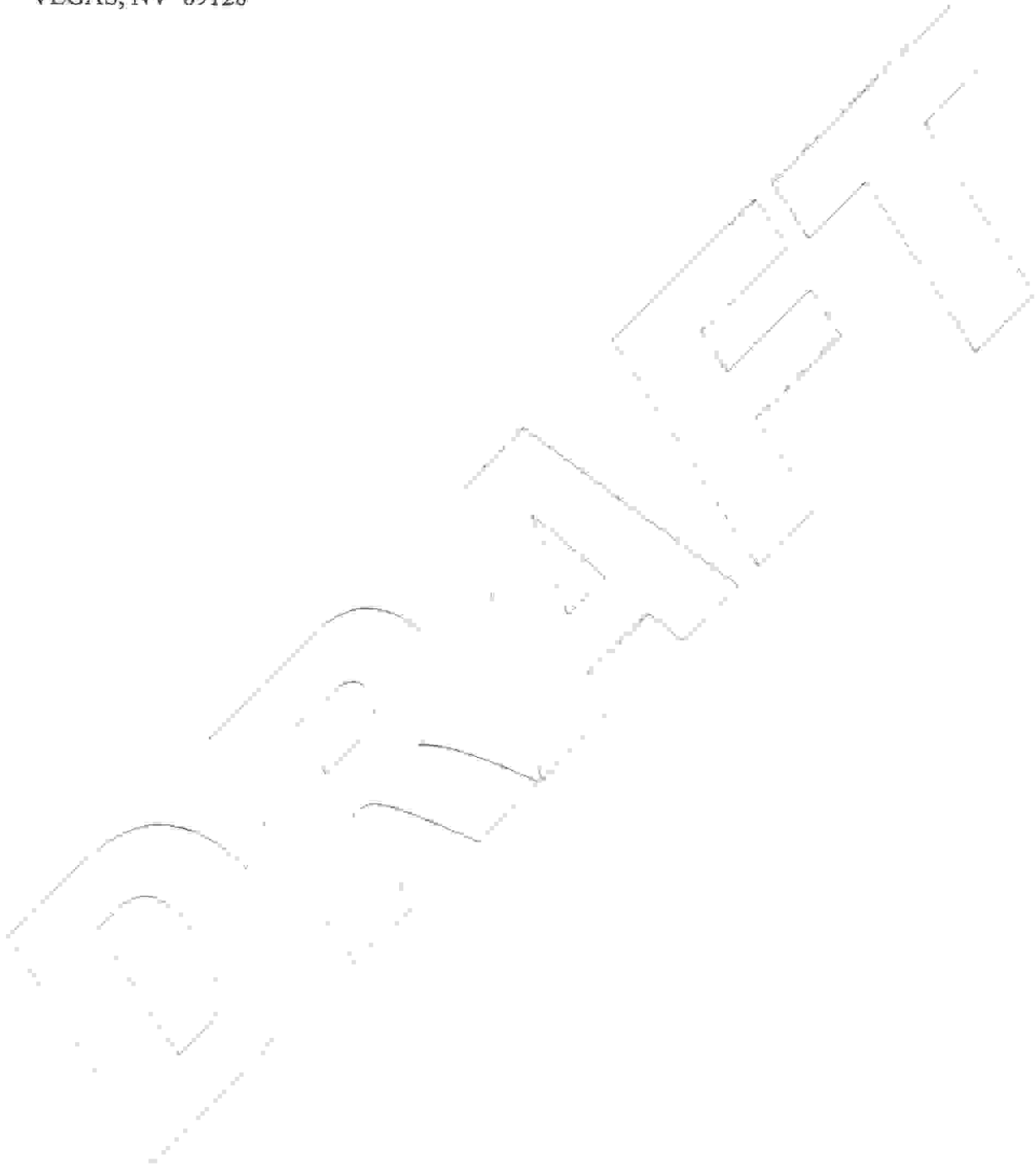
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DWYER ENGINEERING

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



HILLSIDE/RESIDENTIAL DEVELOPMENT
(TITLE 30)

BONANZA RD/LOS FELIZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400076 (WS-0640-15)-CROWN MAYFAIR, LLC:

DESIGN REVIEWS THIRD 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/rp/syp (For possible action)

RELATED INFORMATION:

APN:
140-26-601-003; 140-26-701-005; 140-26-801-004

DESIGN REVIEWS:

1. A proposed single family residential development consisting of 180 lots.
2. Alternative development standards including but not limited to the following:
 - a. Reduce net lot area to a minimum of 8,890 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 51.9% reduction).
 - b. Increase cul-de-sac lengths to 1,000 feet where 500 feet is the standard per Section 30.52.052 (a 100% increase).
 - c. Increase block length up to 2,300 feet where 1,500 feet is the standard per Section 30.52.052 (a 53.3% increase).
 - d. All other alternative development standards to Chapters 30.40 and 30.52 per the plans on file.
3. A grading plan for a single family residential development within a Hillside & Foothills Transition Boundary Area.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 192.4
- Number of Lots: 180 (residential lots)/11 (common areas)

- Density (du/ac): 0,9
- Minimum/Maximum Net Lot Size (square feet): 8,890/38,414
- Minimum/Maximum Gross Lot Size (square feet): 20,008/45,892
- Project Type: Single family residential development in a Hillside Area
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,510 to 2,968

History & Request

The Board of County Commissioners (BCC) previously approved a design review, to allow for a single family residential development in March 2018 via WS-0640-15. ADET-20-900029 was approved in February 2020 for 1 year to commence the project. A second extension of time ET-21-400027 (WS-0640-15) was approved in May 2021. The applicant is requesting a third extension of time to allow a 2 year extension.

Site Plan

During the public hearing process for the original application, the applicant submitted revised plans which eliminated several waivers and modifications which were included in the public hearing notice. The approved plans depict a single family residential development within a Hillside Area (slopes exceeding 12%) consisting of 180 residential lots on 192.4 acres for a density of approximately 0.9 dwelling units per acre. There are 2 access points to the development being Owens Avenue to the north and Los Feliz Street located in the approximate center of the site. Internal circulation will be provided by minimum 37 foot wide private streets that will have no sidewalks. Due to the slopes throughout the site, the plans depict several alternatives to the development standards of Chapters 30.40 and 30.52, which include, but are not limited to, modification to the street improvements. A grading plan submitted with the original request depicts various locations for cut and fill areas in order to create the pad sites for the proposed single family residences and to establish the private streets within the development.

The applicant previously submitted a slope analysis for the site which indicates that approximately 36.8 acres of the site have slopes of less than 12%; 81.5 acres have slopes between 12% and 25%; and 74.1 acres of the site have slopes greater than 25%. A total of 155.6 acres of the site is impacted by slopes greater than 12%. Per Code, a total of 88.87 acres of the 155.6 acres that are located within the areas that exceed 12% slopes must be left undisturbed. The slope analysis indicates that the site complies with the maximum disturbance area allowed by Code.

The approved plans depict minimum lot sizes of 20,008 square feet gross/8,890 square feet net where Code requires a minimum lot size of 20,000 square feet gross/18,000 square feet net. Due to the unique issues with slopes in Hillside Areas, the Code does allow for the reduction in lot area as part of the design review for Hillside developments. However, due to the slopes in the area, the pad site for construction on each lot will be a minimum of 4,880 square feet with the typical pad site having an area of approximately 7,620 square feet. The site contains several wash areas and on the previous version of the plan these wash areas were within the common lots. To increase the minimum gross lot area, these wash areas are now a part of the proposed

residential lots. An easement will be established over these wash areas to establish common areas for the subdivision.

Landscaping

The approved plans indicate that vegetation along with 4 existing arroyos which run through the site will not be altered by this project. Common lots for landscape areas are depicted at each of the 3 entrances to the development. Landscape areas are also depicted adjacent to Owens Avenue, Los Feliz Street, and Bonanza Road. The applicant indicates that these landscape areas and walls within the project will be in conformance to Code requirements. Additional trees are depicted adjacent to the private streets throughout the project.

Elevations

The approved plans depict 3 single family residential home models. All of the homes are 2 stories with a maximum height of 26 feet. The plans depict 3 elevation options for each of the home models. All of the models will have pitched roofs with concrete tile roofing material. Options for the architectural enhancements will include stucco finish, stone veneer, pop-outs, shutters, and window fenestrations.

Floor Plans

The approved plans indicate the home models will range in size from 2,510 square feet to 2,968 square feet. Each of the models will have a minimum 2 car garage and options for 3 to 5 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400027 (WS-0640-15):

Current Planning

- 2 years to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of times, will be reviewed for conformance with the 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

- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection and Outfall project in conjunction with Clark County incorporating the improvements necessary to accept the drainage flows from this property;
- Submit a Separate Document application within 30 days for necessary right-of-way and easements for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Separate Document for the Jim McGaughey Detention Basin, Collection and Outfall project to be recorded within 90 days;
- Compliance with previous conditions.

Listed below are the approved conditions for ADET-20-900029 (WS-0640-15):

Current Planning

- Until March 07, 2021 to commence.
- 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.

Listed below are the approved conditions for WS-0640-15:

Current Planning

- Design review as a public hearing for significant changes to the plan;
- Design review as a public hearing to review final designs of the proposed homes;
- Prior to the issuance of a grading permit, applicant shall obtain a hillside restoration bond or other security acceptable to Clark County;
- Low level lighting to be provided within the residential subdivision;
- Applicant to construct a tubular steel fence approximately 200 feet along the south property line (Bonanza Road alignment) east of Los Feliz Street;
- Applicant to re-vegetate all temporarily disturbed areas, some areas may need smoothing, some may need varnish, and some may need plantings (or a combination thereof) depending on the underlying site condition;
- All lots must be recorded within 4 years (prior to the expiration of the tentative map);
- If the Clark County Building Department, in conjunction with the project geotechnical engineer of record, determines that all conventional means have been exhausted to successfully excavate a certain area of the property, then the applicant may blast the area of property subject to obtaining a blasting permit and subject to approval of the Building Department, Notice of blasting to neighbors as well as payment of remediation/repair of damage to neighbors is the responsibility of the developer.
- 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

- All technical studies must be submitted within 6 months;
- Traffic study and compliance;
- Drainage study and compliance to be reviewed as a public hearing prior to approval;
- Full off-site improvements except for streetlights within the residential subdivision;
- Right-of-way dedication to include a corner spandrel at the Owens Avenue and Los Feliz Street intersection;
- Dedicate 30 feet along Bonanza Road as road access easement up to the east property line of APN 140-35-501-003;
- Fire Department approval of the over-length cul-de-sac;

- Applicant will provide ponds or local detention areas at the internal crossings of existing washes to restrict downstream discharge if feasible with overall design and dependent on the drainage study;
- Applicant to provide sediment traps to be implemented at internal culvert crossings to mitigate existing sediment that is discharged downstream, if feasible with overall design and dependent on the drainage study;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Building Department - Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that since the last extension of time approval, development activities have focused on construction design engineering necessary to form detailed improvement plans with further geotechnical analysis and drainage parameters. Additionally, the development team has been working diligently in cooperation with the County on elements related to the immediately adjacent Jim McGaughey Detention Basin and Outfall project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400027 (WS-0640-15)	Second extension of time for a single family residential development	Approved by BCC	April 2021
ADET-20-900029 (WS-0640-15)	First extension of time for a single family residential development	Approved by ZA	February 2020
ET-20-400022 (VS-0641-15)	First extension of time to vacate portions of Owens Avenue, Washington Avenue, and Bonanza Road - expired	Approved by ZA	March 2020
VS-0641-15	Vacated portions of Owens Avenue, Washington Avenue, and Bonanza Road - expired	Approved by BCC	March 2018
WS-0640-15	Single family residential development within a Hillside & Foothills Transition Boundary Area	Approved by BCC	March 2018
TM-0174-15	180 lot single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Approved by BCC	March 2018
DR-1089-08	Final grading plan for a single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Held No Date by PC	January 2009

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0253-07	302 lot single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Approved by BCC	November 2007
VS-1087-07	Vacated portions of Owens Avenue, Washington Avenue, and Bonanza Road - expired	Approved by BCC	November 2007
WS-1086-07	Single family residential development within a Hillside & Foothills Transition Boundary Area, with a waiver to exceed maximum site disturbance area - expired	Approved by BCC	November 2007
VS-1488-03	Vacated a portion of Washington Avenue - expired	Approved by BCC	December 2003
UC-1472-03	Single family residential Planned Unit Development on a portion of this site - expired	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Public Facilities	R-E & P-F	Undeveloped, single family residential, & O'Callaghan Middle School

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Since original approval, a traffic study (PW18-14639) was submitted in June 2018 and a drainage study (PW18-17236) was accepted in September 2018. A vacation and abandonment (VS-0641-15) and a tentative map (TM-0174-15) were approved in March 2018; however, each of these applications have expired. All the prior land use requests have also been expired. Therefore, due to 8 years of no on-going work on the site, staff cannot support the request of an additional 2 year extension of the application.

Public Works - Development Review

Since the companion land use applications have expired, 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:

- Until April 21, 2025 to commence.
- 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: YORK ENTERPRISES, INC.

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

07/19/23 BCC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

LAKE MEAD BLVD/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400077 (ZC-0893-02)-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** store fronts to face the street, except the restaurant; **2)** buildings shall be grouped per plans; and **3)** ten foot high screen wall for loading area on 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Lake Mead Boulevard, 500-feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-610-066 through 140-20-610-070

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Commercial center
- Number of Stories: 1
- Building Height (feet): Up to 31
- Square Feet: 14,087 (total)
- Parking Required/Provided: 96/109

Site Plan

The approved plans show a shopping center totaling 32,000 square feet. The center consisted of 2 in-line retail buildings, a restaurant, and a fast food restaurant with drive-thru. The plans depict the 2 restaurant buildings located adjacent to Lake Mead Boulevard, and the 2 in-line retail buildings located toward the rear of the property. The new plans depict a commercial center that is 14,087 square feet with a total of 4 buildings consisting of a car wash and 3 restaurants with drive-thru service. The buildings are centrally located on the site with parking

and drive aisles shown near the perimeter of the development. Two access points are provided from Lake Mead Boulevard to the south.

The car wash, the easternmost restaurant, and the coffee shop are oriented into the shopping center, and not as a "group" as shown on the original plan.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0893-02:

Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Providing consistent architecture and landscaping throughout;
- All sides of buildings to be finished to be consistent with the front of buildings;
- Store fronts to face the street, except the restaurant;
- Ten foot high screen wall for loading areas; trash enclosure to be stuccoed to match buildings;
- No access to local streets;
- Providing cross access, ingress/egress and parking agreements if subdivided;
- A minimum ten foot wide landscape buffer to include a minimum 5 foot wide attached sidewalk adjacent to Lake Mead Boulevard;
- All signage shall be monument style and incorporate common design elements;
- Buildings shall be grouped per plans;
- No turf within the ten foot landscape buffer area along exterior streets;

Public Works

- Drainage and traffic studies and compliance;
- Nevada a Department of Transportation approval;
- Relocate utility poles or grant a pedestrian access easement and construct sidewalk around utility poles to satisfy Americans with Disabilities Act.

Applicant's Justification

The applicant contends that the condition for store fronts to face the street only applied to a vehicle wash building since the restaurants were excepted from the condition. This condition ensures that all the buildings were oriented in the north south direction; therefore, fitting in with the overall design of the site. As for the second condition, the proposed design of the current site differs from the previously approved site plan which required the buildings to be grouped together. The previous condition ensured that the buildings are spaced to improve circulation on the site. The proposed design ensures that the buildings are spaced to improve circulation on the site with the entrances or exit facing south along the street frontage. Lastly, the condition to have a 10 foot high screen wall for loading was imposed because the previous plans which did not show any loading areas and the only area on that site plan for the future loading area was adjacent to the north property line. This site plans show a loading area that is more than 80 feet from the north property line and is buffered as required by Code. Overall, the proposed design results in a cohesive site design that fits in with the existing developments on the site and the adjacent projects.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0241-08	Shopping center consisting of 44,600 square feet of commercial usage - expired	Approved by PC	April 2008
ZC-0893-02	Shopping center totaling 32,000 square feet, center consisted of 2 in-line retail buildings, restaurant, and fast food restaurant with drive-thru	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-D	Single family residential & undeveloped
South	Public Use & Corridor Mixed-Use	P-F & C-2	Middle school & shopping center
East	Corridor Mixed-Use	C-2	Commercial building
West	Business Employment	M-D	Vehicle sales

Related Applications

Application Number	Request
UC-23-0281	A use permit for a commercial center that is 14,087 square feet with a total of 4 buildings consisting of a car wash and 3 restaurants with drive-thru service 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

Comprehensive 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.

The waivers of conditions are conditions that were placed on a specific design almost 21 years ago. Since that time both zoning and land use along this segment of Lake Mead Boulevard have changed. Staff finds the site layout and landscape buffers provided throughout the site meet the intent of the original conditions, such as designing the site to avoid a "strip center development". The buildings are freestanding and slightly staggered from north to south, not in-line as a strip center may be designed. The layout also complies with the current regulations contained within Title 30. However, staff does not support the proposed design review for new project. The

analysis of this waiver of conditions is based on the proposed design, which is not supported by staff; therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:

Fire Prevention Bureau

If approved:

- 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 #0208-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LAKE MEAD CAPITAL MANAGEMENT, LLC

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

07/19/23 BCC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

LAKE MEAD BLVD/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0281-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:

USE PERMIT for a vehicle wash.

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEWS for the following: 1) commercial center; and 2) finished grade on 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-610-066 through 140-20-610-070

USE PERMIT:

Reduce the separation from a vehicle wash to a residential use to the north to 60 feet where 200 feet is required per Table 30.44-1 (a 70% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for proposed driveways to a minimum of 13 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 83% reduction).

DESIGN REVIEWS:

1. Commercial center.
2. Increase finished grade to 48 inches (4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Commercial center

- Number of Stories: 1
- Building Height (feet): Up to 31
- Square Feet: 4,814 (vehicle wash)/9,273 (three restaurants w/drive-thru)
- Parking Required/Provided: 96/109

Site Plans

The plans depict a commercial center that is 14,087 square feet with a total of 4 buildings consisting of a car wash and 3 restaurants with drive-thru service. The buildings are centrally located on the site with parking and drive aisles shown near the perimeter of the development. Two access points are provided from Lake Mead Boulevard to the south. A portion of the drive-thru lane for 1 of the pad sites are double stacked to allow for more queuing. Minimum building setbacks are as follows: 83 feet from the north property line, 17 feet from the west property line, 94 feet from the east property line, and 54 feet from the south property line (Lake Mead Boulevard).

To the north is a mix of R-E and M-D zoned properties which are planned for Business Employment uses. The building/tunnel of the car wash is located 100 feet to the south of the north property line. The closest portion of the car wash to the north property line are the canopies and pay-point structure, which are 60 feet from the north property line.

Landscaping

Street landscaping consists of a 15 foot wide landscape area behind an existing attached sidewalk along Lake Mead Boulevard. A 10 foot wide landscape area with a double row of off-set trees are shown along the north property line. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint.

Elevations

The height of the restaurant buildings from west to east respectively are up to 24 feet high for the 2 centrally located restaurant buildings and the Starbucks building on the eastern portion of the site is up to 20 feet high. The building materials for all the buildings consist of painted stucco in contrasting and complementary colors with design accents that include brick veneers, E.I.F.S and painted metal awnings, doors, and windows with reflective glass with low E glazing to include complementary and contrasting colors with aluminum store front windows and doors.

Floor Plan

The vehicle wash is located on the western portion of the site and is 4,814 square feet. From west to east, the plans for the 3 restaurant buildings are as follows: 3,600 square foot, 4,400 square foot and on the easternmost portion, a restaurant/coffee shop (Starbucks) consisting of 1,273 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed project is an in-fill project located along an arterial street (Lake Mead Boulevard) and provides neighborhood serving uses for the area and; therefore, complies with Goal SM-1

and the accompanying policies (SM 1.1, SM1.2 and SM1.3) in the Sunrise Manor Land Use Plan which encourages reinvestment and revitalizations of older neighborhoods. The site has been configured in the best possible way to fit the proposed uses on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0241-08	Shopping center consisting of 44,600 square feet of commercial usage - expired	Approved by PC	April 2008
ZC-0893-02	Shopping center totaling 32,000 square feet, center consisted of 2 in-line retail buildings, restaurant, and fast food restaurant with drive-thru	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-D	Single family residential & undeveloped
South	Public Use & Corridor Mixed-Use	P-F & C-2	Middle school & shopping center
East	Corridor Mixed-Use	C-2	Commercial building
West	Business Employment	M-D	Vehicle sales

Related Applications

Application Number	Request
WC-23-400077 (ZC-0893-02)	A waiver of conditions of a zone change requiring store fronts to face the street, buildings shall be grouped per plans and 10 foot high screen wall for a loading area 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
Comprehensive Planning
Use Permit**

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

The closest portion of the car wash to the north property line are the canopies and pay-point structure. The building/tunnel is located 100 feet to the south and is; therefore, appropriately buffered and placed farther from the residential use to the north. Additionally, a 15 foot drainage easement is shown along the northern property line, and the applicant is proposing to provide a double row of off-set trees, 20 feet on center per Figure 30.64-12 between the drainage easement

and the drive aisles to reduce any potential impact from the canopies and pay station. However, since staff does not support the waiver or design review, staff cannot support this request.

Waiver 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.

Design Review #1

The design and layout of this project have addressed some of the impacts that come with the sensitivity of a commercial development adjacent to less intensive uses. The plans depict adequate parking on-site, and sensitivity was given to site design, building materials, and landscape buffers. However, Public Works Development Review does not support the waivers for throat depth, therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction to the throat depth for the commercial driveways on Lake Mead Boulevard. Both driveways will see conflict between vehicles exiting the drive-thru and vehicles entering and exiting the site causing increased potential for collisions. The vehicles exiting the drive-thru will be crossing ingress traffic as they maneuver out of the site.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since staff cannot support this application in its entirety, staff cannot support this design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Fire Prevention Bureau

- 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 #0208-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: LAKE MEAD CAPITAL MANAGEMENT, LLC
CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101