



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 30, 2022

6:30pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for June 16, 2022. (For possible action)
- IV. Approval of the Agenda for June 30, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

07/19/22 PC

1. **UC-22-0325-CHURCH BAPTIST NEW PARADISE:**

USE PERMITS for the following: **1)** place of worship; **2)** increase height; **3)** reduce setbacks; and **4)** reduce building separation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height/setback; **2)** permit access to a local street; **3)** reduced parking; **4)** landscaping and screening; and **5)** alternative driveway geometrics.

DESIGN REVIEW for a place of worship on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Judson Avenue and Walnut Road within Sunrise Manor. WM/al/ja (For possible action)**07/19/22 PC**

2. **WS-22-0308-RED LEAF MANAGEMENT, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce parking; and **3)** reduce throat depth.

DESIGN REVIEW for a multiple family residential building on 0.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Cedar Street, 430 feet east of Mojave Road within Sunrise Manor. TS/jt/tk (For possible action)**07/19/22 PC**

- 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 14, 2022.
- X. Adjournment.

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



Sunrise Manor Town Advisory Board

June 16, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Max Carter- PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Planning- Lorna Phegley
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	William Covington	

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

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the June 2, 2022 Minutes

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

IV. Approval of Agenda for June 16, 2022

Moved by: Mr. Carter
Action: Approved Combining Items 2 & 3
Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

06/21/22 PC

1. **UC-22-0286-GALLEGOS ANN:**
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure on 0.2 acres in an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) separation; and 3) increased height of an accessory structure in conjunction with a single family residence. Generally located on the north side of Halehaven Drive and the east side of Fairchild Street within Sunrise Manor. TS/nr/syp (For possible action)06/21/22 PC
Moved by: Mr. Thomas
Action: Approved per staff conditions & RV cover be cleaned & painted the same color as the house.
Vote: 3-0/Unanimous/ Mr. Carter abstained

06/22/22 BCC

2. **ET-22-400052 (ZC 18-0891)-VANTASNER GAMING MERIDIAN, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for on-premises consumption of alcohol (service bar).
DESIGN REVIEWS for the following: 1) a restaurant building; and 2) alternative parking lot landscaping. Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor (description on file). TS/jgh/syp (For possible action)06/22/22 BCC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 3-1

3. **ET-22-400053 (UC-19-0862)-VANTASNER GAMING MERIDIAN, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow on-premises consumption of alcohol (supper club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a residential use; 2) alternative screening and buffering; 3) reduce building setback; 4) alternative driveway geometrics; and 5) reduce throat depth on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor. TS/jgh/syp (For possible action)06/22/22 BCC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 3-1

4. **UC-22-0285-LV TROPICAL INDUSTRIAL LP:**
USE PERMIT for a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and 2) allow a modified driveway design.
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 4.6 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Shatz Street and the south side of Tropical Parkway within Sunrise Manor. MK/rk/syp (For possible action) 06/22/22 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

5. **VS-22-0299-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Tropical Parkway located between Shatz Street and Hollywood Boulevard within Sunrise Manor (description on file). MK/bb/jo (For possible action) 06/22/22 BCC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

6. **ZC-22-0260-MARTINEZ-VILLEGAS REVOCABLE LIVING TRUST ETAL & MARTINEZ-SANDOVAL, OTONIEL TRS:**
ZONE CHANGE to reclassify approximately 0.5 acres of a 0.7 acre site from a C-1 (Local Business) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the west side of Christy Lane, 230 feet south of Meikle Lane within Sunrise Manor (description on file). MK/sd/syp (For possible action)06/22/22
BCC

Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

- VII. General Business: None
- VIII. Public Comment: A neighbor concerned about a dumpster being used by a business in a residential neighborhood. Mr. Barbeau had questions about prohibiting swamp cooler in business'.
- IX. Next Meeting Date: The next regular meeting will be June 30, 2022
- X. Adjournment
The meeting was adjourned at 7:10pm

PLACE OF WORSHIP
(TITLE 30)

JUDSON AVE/WALNUT RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0325-CHURCH BAPTIST NEW PARADISE:

USE PERMITS for the following: 1) place of worship; 2) increase height; 3) reduce setbacks; and 4) reduce building separation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback; 2) permit access to a local street; 3) reduced parking; 4) landscaping and screening; and 5) alternative driveway geometrics.

DESIGN REVIEW for a place of worship on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Judson Avenue and Walnut Road within Sunrise Manor. WM/al/ja (For possible action)

RELATED INFORMATION:

APN:

140-19-204-004

USE PERMITS:

1. Permit a place of worship.
2. Increase the height of the building to 55 feet for a steeple where a maximum height of 35 feet is permitted per Table 30.40-1 (a 57.1% increase).
3. Reduce the front setback for a covered entry to 33 feet where a minimum of 40 feet is required per Table 30.40-1 (a 17.7% reduction).
4. Reduce building separation for 2 sheds to zero feet where a minimum of 6 feet is required per Table 30.40-1 (a 100% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the building height/setback from the south property line to 114 feet where a minimum of 165 feet is required per Figure 30.56-10 (a 30.9% reduction).
2. Permit access to Judson Avenue (a local street) were not permitted per Table 30.56-2.
3. Reduce parking to 56 spaces where 67 spaces are required per Table 30.60-1 (a 16.4% reduction).
4. a. Permit fences up to 6 feet in height within the required setbacks from streets for a place of worship (special use) where a maximum fence height of 3 feet is permitted per Section 30.64.020 (a 100% increase).

- b. Permit alternative landscaping along the south and west property lines adjacent to less intense uses where landscaping per Figure 30.64-11 is required.
 - c. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
 - d. Permit alternative landscaping along Judson Avenue (a local street) where landscaping per Figure 30.64-13 is required.
 - e. Permit alternative landscaping along Walnut Road (a collector street) where landscaping per Figure 30.64-17 with a detached sidewalk is required.
- 5.
- a. Reduce driveway width to 29 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 9.4% reduction).
 - b. Reduce the driveway departure distance on Walnut Road to 34 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 82.1% reduction).
 - c. Reduce driveway throat depth to 20 feet where a minimum of 25 feet are required per Uniform Standard Drawing 222.1 (a 20% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2187 N. Walnut Road
- Site Acreage: 1.1
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 55 (top of steeple)/28 (top of roofline)
- Square Feet: 6,690 (place of worship)/320 (sheds)
- Parking Required/Provided: 67/56

Site Plans

There is an existing structure located on the northeastern portion of the site that was originally constructed as a single family residence in 1956. The request is to convert the existing residence into a place of worship, which will include building an addition on the west side of the structure. There have been prior requests to convert the existing structure into a place of worship which have expired. Parking will be located along the west and south sides of the building. The plans depict access to the site by 2 driveways, with 1 located on the southeast corner of the site from Walnut Road and the other on the northwest corner of the site from Judson Avenue. There is an existing block wall along the southern portion of the site that is located approximately 5 feet north of the southern property line. The waiver to reduce the building height/setback is necessary because this wall is not located along the property line, and per Figure 30.56-10 the height of the wall cannot be used to reduce the required setback. The building is set back 33 feet from the east (front) property line for an existing cover over the entrance to the building, which requires a use permit to reduce the setback for the proposed place of worship. The building is set back approximately 83 feet from the west (rear) and south (side) property lines, and 15 feet from

the north (side street) property line. The plans depict a 6 foot high decorative fence along the north and east property lines within the required setback from the street. The plans depict rolling gates at the entrances to the site that are set back 18 feet from the street and will be open during business hours. A trash enclosure is located on the southwestern portion of the site that will be set back a minimum of 50 feet from the adjacent single family residences. There are 2 sheds located on the southwest corner of the site that are set back a minimum of 5 feet from the side and rear property lines, but the required building separation is not provided between the structures.

Landscaping

The plan depicts a minimum 5 foot wide landscape buffer along the west property line consisting of African Sumac trees, a medium evergreen tree. There are existing single family residences, which are a less intense use to a place of worship, to the west of the site and Code requires the use of large evergreen trees adjacent to a less intense use. Additionally, trees are not being provided at the southwest corner of the site adjacent to the sheds. There is an existing block wall on the site located 5 feet from the south property line. To the north of this wall is a minimum 12 foot wide landscape area consisting of African Sumac trees, shrubs, and groundcover. There is an existing single family residence to the south of the site and the proposed landscape area does not comply with the requirement in Code for a landscape buffer to a less intense use. Walnut Road is a collector street and Code requires a minimum 15 foot wide landscape area with a detached sidewalk along the street with 2 off-set rows of trees. The plan is depicting an attached sidewalk along the street and a 6 foot high decorative fence set back a minimum of 5 feet from the property line. Inside the fenced area are trees, shrubs, and groundcover. Along Judson Avenue the plans depict a 6 foot high decorative fence along the property line with trees, shrubs, and groundcover located within the fenced area where an average 6 foot wide landscape area consisting of trees, shrubs, and groundcover and not fence is required along a street.

Elevations

The proposed place of worship is 1 story with a maximum height of 55 feet. The highest point of the building is the steeple. The ridge of the roofline of the building will be a maximum of 28 feet in height. The building will have a pitched roof with concrete tile roofing material and the exterior of the building will be stucco painted in earth tone colors.

Floor Plans

The existing building has an area of 1,979 square feet and the addition will have an area of 4,711 square feet for a total building area of 6,690 square feet. The building is divided into the main worship hall, a fellowship hall, Sunday school classrooms, offices, storage areas, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there are other places of worship in the area, so the proposed use is consistent and compatible within the area. Due to the driveway throat depth requirements for the site access points, parking needs to be reduced to provide the throat depth. To mitigate the parking reduction, the facility will hold 2 separate services on Sundays and each service will

require parking for 25 to 35 vehicles so the proposed parking will be adequate for the site. The request to eliminate parking lot landscaping is needed in order to not further reduce parking by providing landscape areas within the parking lot. The driveway on Judson Avenue is necessary to provide ingress and egress to the site and prevent traffic congestion on Walnut Road. The alternative driveway geometrics are necessary to maximize parking and to accommodate existing site constraints with the size of the lot.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0355-14	Place of worship with waivers for landscaping and off-site improvements – expired	Approved by BCC	June 2014
DR-0069-08	Conversion of a single family residence into a place of worship – expired	Approved by PC	March 2008
UC-0613-07	Place of worship with waivers for landscaping and screening – expired	Approved by PC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Place of worship with a private park/ballfields
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

The site is planned Ranch Estate Neighborhood, which per the Master Plan is primarily intended for single family residential development up to 2 dwelling units per acre. Supporting land uses that are appropriate in this category include neighborhood serving facilities which can include a place of worship. There are 3 other places of worship located in close proximity to this site. These include sites on the northeast and northwest corners of Judson Avenue and Walnut Road and the third is located on the northeast corner of Judson Avenue and Sandy Lane. Additionally, this has been approved twice in the past for a place of worship; however, these approvals expired because the use failed to commence. Given the close proximity of existing places of worship to

this site and the fact that this site has twice previously been approved for a place of worship, staff finds the proposed use to be consistent and compatible with the area and supports this use permit.

Use Permit #2

The majority of the building is 28 feet or less in height. Only the proposed steeple extends above 28 feet to a maximum height of 55 feet. The existing place of worship to the north has a steeple that is of similar height. The structure is located on the northeastern portion of the site at the farthest point from the adjacent single family residences. Given the location of the steeple on the site and that there is a similar structure in the area staff supports this use permit.

Use Permit #3

The request for the front setback reduction is to an existing covered entry located on the east side of the building. Aerial photographs of the site indicate that the covered entry was added to the building prior to the spring of 2016. BD15-23434 was submitted for the covered entry but this permit was voided/expired; therefore, it appears that the covered entry was constructed without completing the building permits process. This covered entry is only a small portion of the building that extends into the setback. Since it is only a small portion of the building staff does not object to reducing the setback for the covered entry.

Use Permit #4

The plans depict 2 sheds next to each other located on the southwest corner of the site. On the plans it appears that the site could be adjusted to allow the sheds with the required 6 foot building separation. Staff finds that the applicant has not provided a sufficient justification to support the elimination of the building separation. Therefore, this is a self-imposed hardship due to the design of the site and 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

Staff supports use permit #2 to allow the increase in height for the proposed steeple. However, staff does not support the request to reduce the height/setback. If the plans were modified to provide a wall along the south property line with an intense landscape buffer per Figure 30.64-12, the height/setback requirement would be met for the project and this waiver would not be required. The issue for this requested waiver is the design of the project and the applicant has not indicated why an alternative landscape design is necessary along the south property line. Staff finds that the project could be redesigned to provide the required landscaping along the south property line and bring the site into compliance with the height/setback requirement; therefore, recommends denial of this waiver.

Waiver of Development Standards #2

This request is to allow access to Judson Avenue which is a local street planned for single family residential development. The intent to limit access to these types of streets for non-single family residential development is to limit the impacts of more intense uses on the single family residential neighborhoods. This site has access to Walnut Road, which is a collector street, but the applicant indicates that the access from Judson Avenue is needed for better traffic circulation and to avoid congestion from the site onto Walnut Road. There are 2 other places of worship in close proximity to this site, that like this site, are on corner lots with an access on each street. Since there are existing places of worship on corner lots in this area with access to both streets, staff does not object to this request.

Waiver of Development Standards #3

A parking analysis was submitted with the request to support the waiver to reduce parking. Based on the parking analysis the proposed 56 spaces are adequate for the proposed place of worship. However, staff is concerned about the parking for the site. There are other waivers with this request that the applicant has indicated are necessary in order to maximize parking. This could indicate that the proposed place of worship is overdesigned for the site. The design of the site is creating problems with compliance to requirements in Code, which is a self-imposed hardship. Since staff has issues with other design related aspects of this project causing issues with compliance to Code requirements, staff does not support the waiver to reduce parking.

Waivers of Development Standards #4a, #4d and #4e

The plans are depicting fencing over 3 feet in height along Judson Avenue and Walnut Road within the required street setbacks. The places of worship on the abutting properties on the east and west sides of Walnut Road, north of Judson Avenue have similar fencing. These abutting places of worship also have attached sidewalks along Walnut Road. The landscaping depicted on the plans for the subject site is consistent with the landscaping provided for the other places of worship. The proposed landscaping along Judson Avenue and Walnut Road will provide a more uniform streetscape in this area; therefore, staff can support these waivers.

Waivers of Development Standards #4b and #4c

Based on information available to the County, this area is located in an area of heat vulnerability. The planting of trees and providing landscape areas helps to reduce the heat island effect, which in turn would help to reduce the heat vulnerability of this site and surrounding area. Redesigning the landscape areas along the south and west property lines would also bring other issues with the project into compliance with the development standards. Additionally, as staff stated earlier, the number of waivers indicates that the proposed place of worship is overdesigned for the site, and staff finds that the applicant has not provided sufficient justifications to warrant approval of these waivers; therefore, staff recommends denial of these waivers.

Design Reviews

Since staff does not support the use permits and waivers of development standards required for the project, staff cannot support the design review for the proposed place of worship.

Public Works - Development Review

Waiver of Development Standards #5a

The applicant has not provided satisfactory justification to reduce the driveway width on Judson Avenue to 29 feet where 32 feet is the minimum standard, or on Walnut Road to 32 feet where 36 feet is the minimum standard. Narrower driveways will result in more vehicles slowing or stopping in the right-of-way while drivers attempt to avoid egressing vehicles and ingressing traffic. As a collector street, Walnut Road serves as a major thoroughfare for the mix of residential use and public/quasi-public uses in the area. Therefore, staff finds that it is extremely important for the driveway on Walnut Road to not only meet the minimum driveway width but also the throat depth standard (Waiver of Development Standards #5c), especially considering the reduced departure distance requested with Waiver of Development Standards #5b. Since the driveway on Judson Avenue can be used to relieve some of the traffic on Walnut Road, staff finds that the minimum driveway width standard should be met; therefore, staff cannot support this request.

Waiver of Development Standards #5b

Staff understands that the minimum departure distance cannot be met for a driveway on Walnut Road due to the limited frontage of the site on Walnut Road. In some instances, on-site design elements can be used to reduce the negative impacts of having a driveway so close to a street intersection. However, in this case, with a reduced driveway width, reduced throat depth, and the reduced distance from the intersection to the driveway on Walnut Road, the cumulative impacts of the requested waivers creates an unsafe situation for people accessing the subject site and for others driving and walking on both Walnut Road and Judson Avenue; therefore, staff cannot support this request.

Waiver of Development Standards #5c

The applicant has not provided a justification letter for the reduced throat depth for either driveway. While the importance of the minimum throat depth applies to both driveways, historically the site has only had 1 driveway, which is on Walnut Road. Aerial and street view images from years past show that the driveway on Walnut Road does not function properly as vehicles are queued in the right-of-way while attempting to gain access to the site. The addition of a driveway on Judson Avenue may provide some relief for the Walnut Road driveway, but combined with the other portions of waiver of development standards #5, the proposed design does not provide enough mitigation to reduce the potential for collisions on, and adjacent to, the subject site; therefore, staff cannot support this request.

Staff Recommendation

Approval of use permits #1, #2, and #3, waivers of development standards #2, #4a, #4d and #4e; denial of use permit #4, waivers of development standards #1, #3, #4b, #4c, and #5 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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: GARY CARLSON

CONTACT: GARY CARLSON, 6440 BRISTOL WAY, LAS VEGAS, NV 89107

07/19/22 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

CEDAR ST/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0308-RED LEAF MANAGEMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; and 3) reduce throat depth.

DESIGN REVIEW for a multiple family residential building on 0.5 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Cedar Street, 430 feet east of Mojave Road within Sunrise Manor. TS/jt/tk (For possible action)

RELATED INFORMATION:

APN:

162-01-502-008; 162-01-502-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a trash enclosure from a residential development on a separate property to 5 feet where 50 feet is the minimum per Section 30.56.120 (a 90% reduction).
2. Reduce parking to 15 spaces where 16 spaces are required per Table 30.60-1 (a 7% reduction).
3. Reduce throat depth to 8 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 2851 & 2911 Cedar Street
- Site Acreage: 0.5
- Number of Units: 8
- Density (du/ac): 16
- Project Type: Multiple family residential development
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 4,808

- Open Space Required/Provided: 1,600/1,768
- Parking Required/Provided: 16/15

Site Plan

The submitted plan depicts a rectangular parcel oriented in an east to west direction. There is 1 ingress/egress point from Cedar Street. The L-shaped apartment building is located on the eastern half of the parcel with parking located to the west of the structure. There are 15 parking spaces shown where 16 spaces are required. A trash enclosure is shown in the northwest corner of the site approximately 5 feet from the northern property line.

Landscaping

Landscaping is provided throughout the site. An 18 foot wide landscape area is provided behind an attached sidewalk along Cedar Street, a 20 foot wide area is provided along the eastern property line. In addition, a 10 foot wide landscape area is shown along the western property line and a landscape area ranging from 5.5 feet to approximately 20 feet is depicted along the northern property line.

Elevations

The elevations show a 23 foot tall, 2 story building constructed with a stucco exterior, with a flat roof behind a parapet wall. All first floor units have an outdoor patio, while each second story unit has a balcony.

Floor Plans

The floor plans show 8, two-bedroom units with 1 bathroom, living room, and a kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they are providing a project that will enhance the surrounding area and the subject site. In addition, they will be providing a new housing option for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1182-06	Reduced setbacks and landscaping for a multiple family residential development - expired	Approved by PC	October 2006
ZC-0043-06	Reclassified the site to R-3 zoning for a multiple family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-2	Manufactured home park
South, East, & West	Compact Neighborhood (up to 18 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

Current 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 trash enclosure could be moved elsewhere on the site that would allow the setback of 50 feet to be met. Therefore, staff finds that this is a self imposed hardship and staff cannot support the request.

Waiver of Development Standards #2

Staff can support the request to reduce parking by 1 space as this is a minor request that should not have a significant impact on the subject site or the surrounding area. In addition, street parking would be allowed for any parking not provided on site.

Design Review

Staff finds that with the exception of the trash enclosure location, the site design takes into consideration the surrounding area and abutting properties; therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the single driveway on Cedar Street. Since Cedar Street sees a low volume of traffic, staff finds that the reduced throat depth should have no negative impacts.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- If required by Public Works-Development Review, dedicate an additional 4 feet to 5 feet for Cedar Street.

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 #0207-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST, STE 12-A, LAS VEGAS, NV 89103



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0308</u> DATE FILED: <u>5/18/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SUNRISE MAJOR</u> TAB/CAC DATE: <u>6/30/22</u> PC MEETING DATE: <u>7/19/22</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Red Leaf Management LLC</u> ADDRESS: <u>PO Box 43085</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89116</u> TELEPHONE: _____ CELL: <u>702-813-90283</u> E-MAIL: _____
	APPLICANT NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St., Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>702-580-0260</u> E-MAIL: <u>mmagdalen@acg.design</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St., Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>702-580-0260</u> E-MAIL: <u>mmagdalen@acg.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-01-502-008, & 009
 PROPERTY ADDRESS and/or CROSS STREETS: 2851 Cedar Street
 PROJECT DESCRIPTION: New apartment building

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

 _____
 Property Owner (Signature)*
 _____
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON October 1st, 2021 (DATE)
 By Orben Hernandez
 NOTARY PUBLIC: Shannon T Jones



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



May 18, 2022

Clark County Public Works – Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV. 89155

RE: **New Apartment Building**
APN# **162-01-502-008,009**

WS-22-0308

To Whom It May Concern,

Please find attached our Design Review package for the above referenced project, where we are proposing a new two-bedroom apartment building (8 units) (4,808 SF). 16 parking stalls in total are required, where 14 is provided including the 1 accessible stall.

All landscape requirements have been met with 35 perimeter landscape trees provided where 28 are required, which will include an intense landscape buffer (10') along the East property line where 5' is the minimum to provide screening for the residential use. The landscape setback on the North side property line a 5'-5" setback is required, and all landscaping materials consists of trees, shrubs, & ground cover per Southern Nevada Regional Planning Coalition Regional Plant List and Title 30.

The building elevations include stucco exterior material and balcony patio areas have been provided. The added patios on the second floor shall provide shade cover for the lower units. The upper patios should be considered an architectural intrusion of 2'-0" but are a nice amenity for the residence.

Waiver of Development Standards:

- 1) We are requesting a waiver of development standards for the required 25' and 15' throat depth, where 8'-6" & 14'-1" is provided. There is a 6'-6" difference on one side and the other side is 10'-11"
- 2) We are requesting a waiver of development standards for the placement of the trash enclosure required setback from 50' to 5'.



- 3) We are request a waiver of development standards to reduce the rear setback to 5 feet where 20 feet is required.
- 4) We are requesting a waiver of development standards for the visitor parking.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kerry M. Shahan'.

Kerry Shahan
Principal Architect
Architectural Civil Group, LLC.
kshahan@acg.design
702.355.9638

