



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 27, 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 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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 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 July 13, 2023. (For possible action)
- IV. Approval of the Agenda for July 27, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

08/01/23 PC

- 1. **TM-23-500081-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
TENTATIVE MAP consisting of 1 commercial lot on 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the north side of Lake Mead Boulevard and the east side of Lamb Boulevard within Sunrise Manor. TS/lm/syp (For possible action) **08/01/23PC**

08/15/23 PC

- 2. **UC-23-0363-SALMERON FAMILY TRUST, ET AL:**
USE PERMITS for the following: **1)** increase the amount of agricultural livestock, small; and **2)** allow accessory structures not architecturally compatible with the principal residence.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of an accessory structure in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Linden Avenue and the west side of Straight Steet within Sunrise Manor. TS/jor/syp (For possible action) **08/15/23 PC**

08/16/23 BCC

- 3. **ET-23-400100 (UC-22-0059)-MARQUARDT LAND COMPANY, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** salvage yard; and **2)** recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle dismantling yard from a non-industrial use; **2)** reduce the setback of a salvage yard from a non-industrial use; **3)** reduce the setback of a recycling center from a non-industrial use; and **4)** alternative paving.
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an M-2 (Industrial) Zone. Generally located on the northwest corner of Hammer Lane and Auto Street within Sunrise Manor. MK/rr/syp (For possible action) **08/16/23 BCC**

- 4. **VS-23-0371-OMMY EXHIBTION, LLC:**
VACATE AND ABANDON a portion of right-of-way being Dolly Lane located between Judson Avenue and Lake Mead Boulevard and a portion of right-of-way being Judson Avenue between Dolly Lane and Marion Drive within Sunrise Manor (description on file). MK/bb/syp (For possible action) **08/16/23 BCC**

- 5. **UC-23-0370-OMMY EXHIBTION, LLC:**
USE PERMIT for outside storage yard.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway departure distance; and **2)** cross access.
DESIGN REVIEWS for the following: **1)** warehouses; and **2)** finished grade on 3.3 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the east side of Dolly Lane and the south side of Judson Avenue within Sunrise Manor. MK/bb/syp (For possible action) **08/16/23 BCC**

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

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: August 10, 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>

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

July 13, 2023

MINUTES

Board Members:	Earl Barbeau – Member – EXCUSED Paul Thomas-Member-PRESENT Harry Williams-Member- PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Steve Demerriitt-Planner
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

The meeting was called to order at 6:33 p.m.

II. Public Comment: None

III. Approval of the June 29, 2023 Minutes

Moved by: Ms. Cosgrove
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for July 13, 2023

Moved by: Ms. Cosgrove
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: June 17, 2023 at 7pm there will be a Town Hall meeting re: rewriting Title 30.

VI. Planning & Zoning

08/01/23 PC

1. **PA-23-700017-WINTERWOOD LAND DEVELOPMENT CORP:**

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 1.5 acres. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor. TS/gc (For possible action)

Moved by: Mr. Thomas
Action: Adopted
Vote: 3-0/unanimous

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

2. **ZC-23-0309-WINTERWOOD LAND DEVELOPMENT CORP:**
ZONE CHANGE to reclassify 1.5 acres from an R-1 (Single Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for supportive housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow a modified driveway design.
DESIGN REVIEWS for the following: 1) supportive housing development; and 2) allow alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor (description on file). TS/rk/syp (For possible action)
Moved by: Mr. Thomas
Action: Approved per staff conditions & increased lighting, external security & staff on site 24/7.
Vote: 3-0/unanimous
3. **UC-23-0317-REGENCY DEVELOPMENTS, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use in conjunction with an existing shopping center on a portion of 3.6 acres in a 2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 500 feet south of Stewart Avenue within Sunrise Manor. TS/bb/syp (For possible action)
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/unanimous
4. **UC-23-0322-LARSON GLEN LIVING TRUST & LARSON GLEN LAMAR TRS:**
USE PERMITS for the following: 1) retail sales; 2) vehicle (auto) maintenance; and 3) vehicle (auto) repair in conjunction with an existing office/warehouse complex on a 0.3 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/hw/syp (For possible action)
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous
5. **VS-23-0318-DPIF 3 NV 14 HOLLYWOOD BLVD, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Azure Avenue and Tropical Parkway and a portion of right-of-way being Tropical Parkway located between Hollywood Boulevard and Checkered Flag Way west of the Speedway within Sunrise Manor (description on file). MK/jgh/syp (For possible action)
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/unanimous

08/02/23 BCC

6. **UC-23-0306-MONTGOMERY, JOHN H. & ML FAM TR & MONTGOMERY, JOHN H.**
TRS:
USE PERMIT to allow accessory structures to not be architecturally compatible with the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; and 2) reduce setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/nai/syp (For possible action)
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations & see about waiving fees if possible
Vote: 3-0/unanimous

7. **WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)

Moved by: Mr. Thomas

Action: Denied

Vote: 3-0/unanimous

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 27, 2023

X. Adjournment

The meeting was adjourned at 8:39 pm

BOARD OF COUNTY COMMISSIONERS

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MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

08/01/23 PC AGENDA SHEET

NEC E LAKE MEAD BLVD & N LAMB BLVD
(TITLE 30)

LAKE MEAD BLVD/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500081-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:

TENTATIVE MAP consisting of 1 commercial lot on 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone.

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

RELATED INFORMATION:

APN:
140-20-201-015

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 2020 Lamb Boulevard
- Site Acreage: 3.8
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 3.8 acre site which is part of a proposed commercial center consisting of a convenience store, gasoline pumps, tires sales, vehicle maintenance, repair, and paint and body, and vehicle sales and rental. Access to the site is from Lake Mead Boulevard and Lamb Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400048 (UC-18-0168)	Third extension of time for a use permit, with waiver and design reviews for a convenience store/vehicle repair	Approved by BCC ???	July 19, 2023
ADET-22-900131 (UC-18-0168)	Second extension of time for use permit, with 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

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400048 (UC-18-0168)	First extension of time for use permit, with 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)	Waived a condition not to allow 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)	Waived a condition 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
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 and a design review for a convenience store and service station	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; and 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

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

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, 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

- No comment.

Comprehensive Planning - Addressing

- 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 #0301-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIVIL 360 PLANNING & ENGINEERING

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN RD, LAS VEGAS, NV 89146

08/15/23 PC AGENDA SHEET

ACCESSORY STRUCTURES
& AGRICULTURAL LIVESTOCK, SMALL
(TITLE 30)

LINDEN AVE/STRAIGHT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0363-SALMERON FAMILY TRUST, ET AL:

USE PERMITS for the following: 1) increase the amount of agricultural livestock, small; and 2) allow accessory structures not architecturally compatible with the principal residence.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of an accessory structure in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Linden Avenue and the west side of Straight Steet within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-201-032

USE PERMITS:

1. a. Increase the amount of agricultural livestock, small to 60 animals (30 hens and 30 roosters) where 20 animals is the maximum amount allowed per Table 30.44- (a 200% increase).
- b. Allow 30 roosters where 3 roosters over the age of 3 months are the maximum amount allowed per Table 30.44-1 (a 900% increase).
2. Allow accessory structures not architecturally compatible to the principal residence where architectural compatibility is required per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street setback of an existing accessory structure adjacent to Linden Avenue to 7 feet where 10 feet is required per Table 30.40-1 (a 30% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 583 Straight Street
- Site Acreage: 0.7

- Project Type: Accessory structures, agricultural accessory structures, and agricultural livestock, small (chickens)
- Number of Stories: 2 (principal residence)
- Building Height (feet): 10 (maximum for accessory structures)
- Square Feet: 4,276 (principal residence)/486 (detached shade structure #1 on south property line/384 (detached shade structure #2 adjacent to pool/392 (detached shade structure #3 on north property line/2,576 (total for agricultural accessory structures)

Site Plans & Request

The submitted site plan depicts an existing single family residence on the eastern portion of the subject parcel. The central portion of the rear yard includes a swimming pool, garden, detached shade structure (#1) adjacent to the south property line, detached shade structure (#2) west of the swimming pool, and another detached shade structure (#3) adjacent to the north property line. The plans show that the detached shade structures #1 and #2 meet all required setbacks (5 feet) and building separation (6 feet) per Title 30. However, the shade structure adjacent to the north property line (detached shade structure #3) has a side street setback of 7 feet where 10 feet is required per code. The applicant is requesting a waiver of development standards to reduce this setback. Furthermore, these 3 accessory structures are not architecturally compatible with the principal residence; therefore, a use permit is also requested by the applicant.

The site plan also shows that the westernmost portion of the rear yard includes 4 agricultural accessory structures which are utilized for the applicant's chickens. All 4 structures meet the rear setback (5 feet), the interior side setback (5 feet), the side street setback (10 feet), and the building separation requirement (6 feet) per Title 30.

The applicant is requesting to continue to care for the existing 30 hens and 30 roosters on-site; however, Code states that the maximum amount of small livestock allowed is 20 small animals in an R-E zone not within Community District 5; hence, the use permit request.

Landscaping

Photos and aerial views show that there are existing trees throughout the property. Additional landscaping is not proposed or required with this application.

Elevations

Staff finds that the existing principal residence includes materials such as stucco and wood. The applicant provided photos that the existing accessory structures and the existing agricultural accessory structures are constructed of wood and metal. All of these structures do not exceed the maximum allowable height (25 feet) for an accessory structure in an R-E Zone. The tallest accessory structure is 10 feet. The existing principal residence has a 2 story addition which was added in 1999.

Applicant's Justification

Per the applicant, accessory structures along the north property lines were existing prior to the applicant acquiring the subject property. The applicant constructed 4 agricultural livestock accessory structures to care for 30 hens and 30 roosters. The applicant stated that they

participate in animal shows and caring for a total of 60 chickens is necessary for competition purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0622-98	Reduced the lot size and reduced the front setback to 34 feet for a principal residence building addition	Approved by PC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Public Use	R-E	Southern Nevada Water Authority facility

Clark County Public Response Office (CCPRO)

There are 2 active violations on the subject property; CE22-21242 is an active violation for constructing accessory structures without permits; and CE23-04449 is a second violation for an excessive amount of agricultural livestock (chickens) on-site.

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.

Use Permit #1

The applicant is requesting to increase the amount of small agricultural livestock to 30 hens and 30 roosters where 20 chickens total are the maximum amount allowed per Table 30.44-1. Furthermore, Title 30 states that the maximum number of chickens may not exceed 3 roosters over 3 months old. Staff acknowledges that there are similar zoned parcels within the Sunrise Manor area where homeowners care for small livestock; however, there is a limitation to the number of agricultural livestock within R-E zoned lots in the urban area due to lot size, close proximity to other residences, and possible noise and odor control issues. Increasing the number of livestock to 60 chickens total is excessive and unwarranted by the applicant; therefore, staff does not support this request.

Use Permit #2

The applicant is requesting to allow the existing accessory structures to not be architecturally compatible to the principal residence where architectural compatibility is required per Table 30.44-1. Staff finds that the submitted photos depict accessory structures that are not architecturally compatible to one another, nor are they compatible to the main residence. In addition, aerial and street views show that the architectural incompatibility is unsightly and is a self-imposed hardship by the applicant. Staff recommends denial.

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 reduce the side street setback (adjacent to Linden Avenue) of an existing accessory structure (detached shade structure #3) to 7 feet where 10 feet is required per Table 30.40-1. Setbacks are required by Code to promote safety and allow for less visual impact (canyon like effect) adjacent to the right-of-way. Staff recommends that the applicant complete required building permits with the Clark County Building Department.

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 permit and inspection process with any extension of time to be a public hearing;
- 1 year to review as a public hearing;
- Maximum of 17 hens and 3 roosters for a total of 20 small agricultural livestock only.
- Applicant is advised that 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 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the District's website.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: YOLANDA SALMERON

CONTACT: YOLANDA SALMERON, 583 STRAIGHT STREET, LAS VEGAS, NV 89110

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

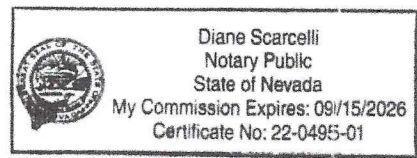
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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>UC/WS-23-0363</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>7-27-23</u> PC MEETING DATE: <u>8-15-23</u> BCC MEETING DATE: _____ FEE: <u>\$1950.00</u>
	PROPERTY OWNER NAME: <u>Martin Salmeron</u> ADDRESS: <u>583 STRAIGHT ST.</u> CITY: <u>Las Vegas</u> STATE: <u>N.V.</u> ZIP: <u>89110</u> TELEPHONE: <u>702 303 2728</u> CELL: _____ E-MAIL: <u>Salmeagallos@yahoo.com</u>
	APPLICANT NAME: <u>Martin Salmeron</u> ADDRESS: <u>583 STRAIGHT ST</u> CITY: <u>Las Vegas</u> STATE: <u>N.V.</u> ZIP: <u>89110</u> TELEPHONE: <u>702 303 2728</u> CELL: _____ E-MAIL: <u>Salmeagallos@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Yolanda Salmeron</u> ADDRESS: <u>583 STRAIGHT ST</u> CITY: <u>Las Vegas</u> STATE: <u>N.V.</u> ZIP: <u>89110</u> TELEPHONE: <u>702 296 8683</u> CELL: _____ E-MAIL: <u>Salmeagallos@yahoo.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 14034201032
 PROPERTY ADDRESS and/or CROSS STREETS: 583 Straight St, Las Vegas, NV 89110 / Under Straight St.
 PROJECT DESCRIPTION: Waiver for setback and permit for animals

(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.

Martin Salmeron Martin Salmeron **PLANNER COPY**
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 3-21-23 (DATE)
 By Martin Salmeron
 NOTARY PUBLIC: Diane Scarcelli



*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.

June 14, 2023

PLANNER COPY

Clark County Nevada
Department of Comprehensive Planning

Re: Parcel No. 140-34-201-032
APR # 23-100656

Dear Sir or Madam,

There are a total of three covered patios on the property and a trellis structure that I am requesting a waiver for setbacks in order to keep them. One of the structures is located along the north property line, 7 feet from Linden Street where 10 feet is required by code. That structure was already in the property when we moved in. The other structure is a trellis structure is on the northwest of the property. That structure is not covered, that structure was also in the property when we moved in. The City purchased a piece of the property to pave the street on Linden and as consequence the structures are now NOT meeting the 10 feet required by code.

I also built four live stock shades and I'm also requesting to allow me to keep 30 hens and 30 roosters. Code allows a maximum of 30 small

animals and 3 roosters, in the R.E. Zoning District I use my animals for shows and in order to participate in the shows the animals have to be in excellent condition; sometimes their feathers break or they get sick and they don't qualify for the shows. I need to have enough animals to be able to select in case some of them are not in condition to participate. I have the show certificates if you need to see them.

I have a shade in my back yard and I'm requesting a waiver to be able to keep it. R.E. Zoning District allows 50% of lot coverage. The square footage of my lot is 27,878 S.F. The total of square footage of shades is 4,335 S.F.

Attached to this letter please find a description of how the covered patios, live stock shades and shades were made and the dimensions.

Please feel free to call me at (702) 296-8683 or email me at salmegallos@yahoo.com, if you have any questions. Thank You.

Sincerely,
Yolanda Salmeron

SALVAGE YARD
(TITLE 30)

HAMMER LN/AUTO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400100 (UC-22-0059)-MARQUARDT LAND COMPANY, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** salvage yard; and **2)** recycling center.

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

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

Generally located on the northwest corner of Hammer Lane and Auto Street within Sunrise Manor.
MK/rr/syp (For possible action)

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

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

Site Plan

The approved plans show vehicle storage/dismantling areas in designated portions of all 4 parcels. These areas were approved for recycled asphalt and/or gravel parking as approved by the Department of Environment and Sustainability as of September 2021. A 30 foot wide paved drive aisle will be constructed from the main entrance on the south property line. There is also an existing 20 foot wide concrete drive aisle that leads to a concerted pad with a truck weighing scale and scale building. The applicant had originally requested a waiver to eliminate all required parking spaces, but this request was later withdrawn without prejudice. On the southeast corner of the site there is an existing manufactured building utilized as an office. The entire perimeter of the site is surrounded by an existing 8 foot high solid metal fence. The plans also show that the main access to the site will be via a 32 foot wide driveway with a gate that is set back 50 feet from the property line. A second driveway near the southwest corner of the site will be used for an emergency exit only. Finally, there is an existing billboard on the northwest corner of the site. The original application was processed as a Project of Regional Significance based on its proximity to the City of North Las Vegas boundary.

Landscaping

The original plans show an attached sidewalk with a 6 foot wide landscape strip, 24 inch box trees and 5 gallon shrubs along Hammer Lane and Auto Street. The existing metal fence will remain around the perimeter of the entire site. Additional trees will be provided at the northwest corner of the site adjacent to I-15. The trees will be planted 50 feet on center behind the existing 8 foot high solid metal fence as required per Figure 30.64-4.

Elevations

The original plans and photos show the existing manufactured office building with an overall height of 12 feet with a flat roof. The existing scale building is a manufactured building with an overall height of 14 feet. The exterior materials for both buildings consist of engineered wood siding with vertical panels. Lastly, there is an existing restroom building with siding painted blue located west of the scale building.

Floor Plan

Manufactured office building is 1,000 square feet, the scale building is 216 square feet, the truck scale is approximately 800 square feet, and the existing restroom building is 128 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0059:

Current Planning

- 1 year to commence and review as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Dedicate right-of-way to complete the knuckle at the intersection of Auto Street and Ann Road if required by Public Works.

Fire Prevention Bureau

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

Applicant's Justification

The applicant indicates that this extension request is due to Nevada Energy (NVE) requesting coordination on power pole relocations. This process with NVE is nearly complete and the owner expects to start off-site construction of Hammer Lane within the months ahead. The applicant notes that the bonds are current for this project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0059	Original application for all 4 parcels for a salvage yard, recycling center, and vehicle dismantling yard with reduced separation between a vehicle dismantling yard and a non-industrial use, waivers for separation reductions from a non-industrial use, and eliminated landscaping	Approved by BCC	April 2022

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

Application Number	Request	Action	Date
UC-0357-12	Allowed a salvage yard, recycling center, and reduced the separation between a vehicle dismantling yard and a non-industrial use, waivers for separation reductions from a non-industrial use, and eliminated landscaping - expired	Approved by BCC	October 2012
VS-0198-11	Vacated and abandoned a portion of right-of-way being Auto Street and Hammer Lane - recorded	Approved by PC	July 2011
UC-0086-11	Allowed separation between a vehicle dismantling yard and a non-industrial use, allowed a salvage yard and a recycling center, waivers to reduce the separations of the proposed uses to a non-industrial use, and eliminated landscaping on 12.3 acres - expired	Approved by BCC	May 2011
UC-0437-08 (ET-0054-10)	First extension of time to allow a salvage yard to commence band waivers for off-site improvements (excluding paving) - expired	Approved by PC	May 2010
UC-0437-08	Allowed a salvage yard with waivers for landscaping and off-site improvements (excluding paving) - expired	Approved by PC	June 2008

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

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

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

Application Number	Request	Action	Date
VS-0198-11	Vacated and abandoned a portion of right-of-way being Auto Street and Hammer Lane - recorded	Approved by PC	July 2011
UC-0086-11	Allowed separation between a vehicle dismantling yard and a non-industrial use, allowed a salvage yard and a recycling center, waivers to reduce the separations of the proposed uses to a non-industrial use, and eliminated landscaping on 12.3 acres - expired	Approved by BCC	May 2011
UC-0865-00 (ET-0162-05)	First extension of time to allow a storage yard, with variances for a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward, and waiver for on-site paving - expired	Approved by PC	August 2005
UC-0865-00 (ET-0210-02)	First extension of time to allow a storage yard, with variances for a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward, and waiver for on-site paving - expired	Approved by PC	September 2002
UC-0865-00	Allowed a storage yard, with variances for a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward, and waiver for on-site paving - expired	Approved by PC	July 2000
VC-0531-99	Allowed a temporary office trailer, waived wall enclosed trash enclosure, landscaping, permit a fence along a property line and to slant outward in conjunction with an existing storage yard - expired	Approved by PC	May 1999
WT-0396-98	Waiver of full off-site improvements including paving on Hammer Lane	Approved by BCC	April 1998
UC/VC-0387-98	Allowed a storage yard with a variance to waive on-site paving - expunged by UC-0865-00	Approved by PC	April 1998

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

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

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

Application Number	Request	Action	Date
UC-0357-12	Allowed a salvage yard, recycling center, and reduced the separation between a vehicle dismantling yard and a non-industrial use, waivers for separation reductions from a non-industrial use, and eliminated landscaping - expired	Approved by BCC	October 2012
VS-0198-11	Vacated and abandoned a portion of right-of-way being Auto Street and Hammer Lane - recorded	Approved by PC	July 2011

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

At the time of the original application there were active violations (CE20-16965 and CE20-16966) for a dust complaint on APNs 123-32-101-003 and 123-32-101-004. Per these violations, there were over 6 inches of powdery soil material on-site that was spilling into the I-15 freeway. These violations have since been resolved.

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 completion of half-street improvements on Hammer Lane and Auto Street required by the use permit is delayed due to a need to coordinate power pole relocations with Nevada Energy (NVE). The applicant indicates that the process is nearly complete, and the owner expects to begin construction of the off-site improvements in the months ahead. For this reason, staff can support a 1 year time limit for this extension.

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 August 16, 2024 to commence and 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 and applications for review, 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DWYER ENGINEERING

CONTACT: CHARLES SIROONIAN, ECOLOGY AUTO, 14150 VINE PLACE, CERRITOS, CA 90703

08/16/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

JUDSON AVE/DOLLY LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0371-OMMY EXHIBITION, LLC:

VACATE AND ABANDON a portion of right-of-way being Dolly Lane located between Judson Avenue and Lake Mead Boulevard and a portion of right-of-way being Judson Avenue between Dolly Lane and Marion Drive within Sunrise Manor (description on file). MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-20-202-008

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is proposing a 3.3 acre warehouse development with detached sidewalks along Judson Avenue and Dolly Lane. The plans depict a 5 foot vacation of right-of-way along Judson Avenue that is 3,108 square feet in area. A 5 foot wide, 1033 square foot portion of right-of-way is proposed for Dolly Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0559	Office/warehouse and departure distance - expired	Approved by BCC	September 2018
WS-0433-07	Warehouse complex consisting of 16 buildings and 12 storage yards, waivers for trash enclosure and gate setback - expired	Approved by BCC	June 2007
ZC-1090-04	Reclassified this site to M-D zoning for an outside storage yard surrounded by a 6 foot high wall and fence	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business Employment	C-2	Outside storage yard
East	Business Employment	R-T	Mobile home park

Related Applications

Application Number	Request
UC-23-0370	A use permit for storage yard, warehouses, and waiver for cross access 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 for detached sidewalks.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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: OMMY EXHIBITION, LLC

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-23-0371</u>	DATE FILED: <u>6-20-2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>[Signature]</u>	TAB/CAC DATE: <u>7-27-2023</u>
			TAB/CAC: <u>Sunrise Manor</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>8-16-2023</u>	
			FEE: <u>\$ 75</u>	

PROPERTY OWNER	NAME: <u>Ommy Exhibition, LLC</u>
	ADDRESS: <u>4975 Steptoe Street 100-400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>louis90112@gmail.com</u>

APPLICANT	NAME: <u>Smith & Associates Land Surveying, LLC</u>
	ADDRESS: <u>6725 S Eastern Avenue, Suite 7</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-724-2694</u> CELL: _____
	E-MAIL: <u>shisey@smithlandsurvey.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Summer Hisey</u>
	ADDRESS: <u>Same as Applicant.</u>
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-20-299-004 & 140-20-299-009

PROPERTY ADDRESS and/or CROSS STREETS: Judson Avenue & Dolly Lane

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.

[Signature]

Property Owner (Signature)*

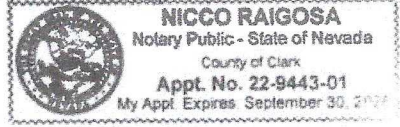
Bin chen

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF clark

SUBSCRIBED AND SWORN BEFORE ME ON April 20, 2023 (DATE)
 By Bin chen

NOTARY PUBLIC: [Signature]



*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.



SMITH & ASSOCIATES LAND SURVEYING, LLC

6725 S. EASTERN AVENUE, SUITE 7, LAS VEGAS, NV 89119
PHONE: (702) 724-2694 | SMITHLANDSURVEY.COM

April 17, 2023

Clark County Comprehensive Planning
500 S Grant Central Pkwy, #1
Las Vegas, NV 89155

Re: Ommy Exhibition ROW Vacation Justification Letter

To Whom This May Concern:

On behalf of our client, Ommy Exhibition, LLC. Smith & Associates is respectfully submitting a vacation application to vacate a 5' portion of Right-Of-Way of Judson Avenue and a 5' portion of Right-of-Way of Dolly Lane in order to comply with the conditions of the On and Off-site Improvements to be made within APN 140-20-202-008. The vacation purpose is to accommodate detached sidewalks.

Project Description:

Vacations of Rights-Of-Way benefitting Lot 1 of File 98 of Parcel Maps at Page 23 on File in the Office of the Clark County, Nevada, Recorder.

We are hopeful that this letter clearly describes the project and the intent of the proposed Right-of-Way Vacation. If you have any questions or require any additional information, please call 702-724-2694.

Respectfully,

Summer Hisey
Project Manager & Mapping Processor
702-724-2694
Shisey@smithlandsurvey.com

&

Megan Neilson
Administrative Lead & Mapping Processor
702-724-2694
Mneilson@smithlandsurvey.com

PLANNER
COPY

08/16/23 BCC AGENDA SHEET

WAREHOUSE
(TITLE 30)

JUDSON AVE/DOLLY LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0370-OMMY EXHIBTION, LLC:

USE PERMIT for outside storage yard.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway departure distance; and 2) cross access.

DESIGN REVIEWS for the following: 1) warehouses; and 2) finished grade on 3.3 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the east side of Dolly Lane and the south side of Judson Avenue within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-20-202-008

USE PERMIT:

1. a. Reduce the setback from an outside storage yard to the street to 15 feet where 20 feet is required per Table 30.44-1 (a 25% decrease).
- b. Allow outside storage in front of the building where not permitted per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the departure distance from a street intersection to a driveway to 92 feet along Judson Avenue where 190 feet is the minimum per Chapter 30.52 (a 52% reduction).
2. Eliminate cross access to the south where required per Table 30.56-2.

DESIGN REVIEWS:

1. Warehouses.
2. Increase finished grade to 48 inches where a maximum of 36 inches 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: 2150 Dolly Lane
- Site Acreage: 3.3
- Project Type: Warehouse/Office
- Number of Stories: 1
- Building Height (feet): 36
- Square Feet: 47,800
- Parking Required/Provided: 72/82

Site Plans

The plans depict 3, one story office/warehouse buildings totaling 47,800 square feet located at least 71 feet west of the east property line. Additionally, a 1,750 square foot covered outside storage yard is located on the northeast side of the northern building and screened by a proposed 8 foot high decorative screen wall. The remaining screening consists of existing 6 foot high block walls along the east property line, and a 6 foot high decorative screen wall along portions of Dolly Lane. The site is bounded by public rights-of-way on the west (Dolly Lane) and north (Judson Avenue) sides of the property. The front of the buildings are set back 25 feet from Dolly Lane to the west, and the northern building is set back 25 feet from Judson Avenue to the north. The rear setback is shown at 71 feet from the east property line, and the interior side setback is shown at 66 feet from the south property line. The majority of the loading areas and roll-up doors will be located on the east sides of the buildings. The main parking area is located between buildings in the center of the site and along the east property line landscaping. A total of 82 parking spaces are provided where 72 parking spaces are required. Access to the site is from Judson Avenue to the north and Dolly Lane to the west. This request also includes a waiver of development standards to reduce departure distances from the intersection of Judson Avenue and Dolly Lane and to eliminate cross access to the property south of this site.

Landscaping

Street landscaping consists of 15 foot to 25 foot wide landscape areas with detached sidewalks shown along Dolly Lane and Judson Avenue. Along the east property line, the plans show a 6 foot wide landscape area with large Evergreen trees, off-set 20 feet on center. Interior to the site, landscaping is distributed throughout the parking lots and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover. Staff has added a condition to plant 1 additional medium size tree per roll-up door, between the roll-up doors and east property line.

Elevations

The plans depict three, 36 foot high, pre-manufactured office/warehouse buildings constructed of painted and fluted metal panel siding with a flat roof surrounded by parapet walls. The metal siding is not galvanized or corrugated sheet metal. The elevations also show glass storefront window systems on the east facing facade, with no architectural reveals or pop-outs incorporated into the facades to break-up the roofline and enhance the overall look of the building. The storage yard is screened by an 8 foot high block wall.

Floor Plan

The northern Building C has a total area of 14,000 square feet, central Building B is 16,900 square feet and southern Building A is shown at 16,900 square feet. All 3 buildings have an open floor plan for future development.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the property is zoned M-D and will be developed as an office/warehouse complex with an ancillary outside storage area. The applicant also indicates that even though the neighborhood has a blend of single family residential dwellings, manufactured home parks, and developed commercial or M-D Zoned uses, the entire area is within the APZ-2 Overlay. Therefore, this light manufacturing use is appropriate based on the overlay and the goals, policies, and objectives of the Master Plan and Title 30. The metal used for the buildings will be pre-manufactured fluted metal with factory finish paint. The metal will not consist of or resemble galvanized or corrugated metal. The slope of the property and design of the site requires increased finished grades of up to 3.4 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0559	Office/warehouse and departure distance - expired	Approved by BCC	September 2018
WS-0433-07	Warehouse complex consisting of 16 buildings and 12 storage yards, waivers for trash enclosure and gate setback - expired	Approved by BCC	June 2007
ZC-1090-04	Reclassified this site to M-D zoning for an outside storage yard surrounded by a 6 foot high wall and fence	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-1	Single family residential
South	Business Employment	C-2	Outside storage yard
East	Business Employment	R-T	Mobile home park

Related Applications

Application Number	Request
VS-23-0371	A vacation of 5 feet of right-of-way on Judson Avenue and Dolly Lane 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 size and scale of the proposed outside storage is limited to an area of less than 2,000 square feet with 8 foot screen walls to protect adjacent neighbors. Policy 5.5.1 of the Master Plan supports development of employment and industrial related uses similar to this. The proposed warehouse uses with a combined building area of less than 50,000 square feet and limited large truck parking on-site, will not create a significant negative impact to the surrounding area.

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 #2

The granting of the waiver will be in harmony with the general purpose and standards of the plan for Business Employment development when considering the property to the south is currently developed without cross access to the north and this property is not providing general commercial office or retail services to the public. Staff can support this request.

Design Reviews #1

The warehouse buildings are located as close to the west property line as reasonably possible. The parking spaces located along the east property line, along with landscaping adjacent to a less intense use, combine for over 70 feet of space between the buildings and the property line, and 77 feet to the nearest home to the east. A wall separates the 2 properties, with only 5 roll-up doors facing east. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the departure distance for the Judson Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow while also complying with sight visibility zone standards.

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.

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

- CMU wall along Dolly Lane to have a decorative finish/texture;
- Plant 1 additional medium size tree along the east property line for each roll-up door on the east facing façade of each building;
- 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

- Comply with approved drainage study PW22-18073;
- 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;
- Full off-site improvements.
- 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; and 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 #0340-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OMMY EXHIBITION, LLC

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>UC/WS/DR-23-0370</p> <p>APP. NUMBER: _____ DATE FILED: <u>6-20-2023</u></p> <p>PLANNER ASSIGNED: <u>B88</u></p> <p>TAB/CAC: <u>Sunrise Monitor</u> TAB/CAC DATE: <u>7-27-2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>8-16-2023</u></p> <p>FEE: <u>41825</u></p>
	PROPERTY OWNER	<p>NAME: <u>OMMY Exhibition LLC</u></p> <p>ADDRESS: <u>4975 Steptoe Street 100-400</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: <u>louis90112@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>OMMY Exhibition LLC</u></p> <p>ADDRESS: <u>4975 Steptoe Street 100-400</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: <u>louis90112@gmail.com and gliddenre60@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>ethos three ARCHITECTURE // Kleif Carroll</u></p> <p>ADDRESS: <u>8985 S. Eastern Ave, Suite 220</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>702-456-1070</u> CELL: _____</p> <p>E-MAIL: <u>buildingpermit@ethosthree.com and kcarroll@ethosthree.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 140-20-202-008

PROPERTY ADDRESS and/or CROSS STREETS: 2150 Dolly Ln (Dolly Ln and Judson Ave)

PROJECT DESCRIPTION: Development of site for (3) single-story pre-engineered metal warehouse buildings

(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)* FENG CHEW
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 15, 2022 (DATE)

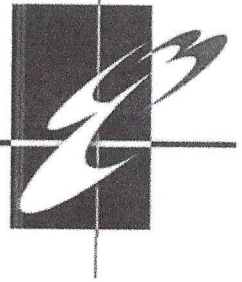
By Feng Chen

NOTARY PUBLIC: _____



*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.

APR-22-101248



June 12, 2023

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

UC-23-0370

RE: Design Reviews and Waiver of Standards
Ommy Exhibition Warehouse
APR-22-101248 APN: #140-20-202-008
2150 Dolly Lane

PLANNER
COPY

Dear Planning Staff,

On behalf of Ommy Exhibition LLC, we are requesting approval of a Design Review and Waivers of Standards for a proposed site development to include (3) single story pre-engineered metal warehouse buildings located on a 3.27-acre site at 2150 Dolly Lane, Las Vegas, Nevada 89115. The current zoning classification is Designed Manufacturing (M-D) and the Planned Land Use is Business Employment (BE). The site is located in the Sunrise Manor Jurisdiction.

DESIGN REVIEW:

- 1) Design review for three pre-manufactured metal buildings on this site. This location will house the owner's main warehouse building for the fabrication/construction and storage of trade show and exhibition booths, structures and graphics. The other two buildings will be leased out to future tenants with similar warehouse uses. The site is currently zoned M-D and as a permitted use in this zone, this project will be an appropriate use for this site. (Table 30.56.2) These buildings will meet all the non-residential design standards of the county save exterior materials requirement 2: Decorative Metal only.
 - JUSTIFICATION: The metal used for this building will be pre-manufactured fluted metal siding with a factory finished paint job. These metal panels will not consist of or resemble galvanized or corrugated sheet metal.
- 2) Design review for an increase of grade of more than 36" of fill. (Section 30.32.040-9b)
 - JUSTIFICATION: The natural slope of the site slopes to the east. Since there is an existing development to the east of our site, we are not able to drain the site in this direction. To achieve positive drainage to the surrounding streets we will need to bring the existing grade up approximately 3.4'.



WAIVER OF STANDARDS:

- 1) Waiver of Standards for minimum departure distance from intersection of a 190'-0" to +/- 92'-7".
 - **JUSTIFICATION:** We have located the eastern commercial driveway on Judson Ave as far to the east as possible. (RTC Uniform Standard Drawings 222.1) Due to the narrow width of the site and to meet the required sight visibility zone requirements at the commercial driveway, we are physically unable to achieve a separation distance of the required 190'-0". The minimum we can achieve is roughly 92'-7".

- 2) Waiver of Standards for an outdoor storage yard. Outdoor storage yards are a Conditional Use in M-D zones subject to conditions 1-5. (Table 30.44-1) We are meeting all conditions except condition 2: Must be located behind the front of the building unless otherwise permitted in this table.
 - **JUSTIFICATION:** We have located the storage yard on an otherwise unusable area of the site created by the requirement to move the north-eastern curb cut further west to achieve the required sight visibility zone. Because this area is located further north than the front of the building, we are asking to waive this condition.

- 3) Waiver of Standards to eliminate requirement for cross access parking. (Table 30-56-2)
 - **JUSTIFICATION:** The adjacent site to the south is zoned C-2 and currently consists of a salvage yard. This use is not compatible with the use planned for this site. There is also an obvious security requirement on this site which would preclude the ability to allow unauthorized vehicles cross access to this site.

At the east property line of this parcel there is an existing 6'-0" high privacy wall. Because there will be areas along this property line that the site will need to be slightly higher than the existing grade, we will be providing a new retaining stem wall along this property line to accommodate the retention of this grade as the existing privacy wall was never designed for this use.

Subject property is located in the APZ-2 and AE-65 overlay districts for the Nellis Airforce Base. Lonny P. Barker, Deputy Base Civil Engineer has been contacted and made aware of the development. Mr. Baker provided recommendations, which are included in this submittal package for reference.

In conclusion, we respectfully request your consideration of this proposed development. This project is in harmony with the surrounding area and meets the intent of the Development Code.

Sincerely,

Kip Barton

Kip Barton
Design Principal

PLANNER
COPY