



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 1, 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](mailto: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](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covinton@clarkcountynv.gov](mailto:William.covinton@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto: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 August 11, 2022. (For possible action)
- IV. Approval of the Agenda for September 1, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

## VI. Planning and Zoning

**09/06/22 PC**

- 1. **UC-22-0386-OJEDA ALFONSO IBARRA:**  
**USE PERMIT** to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action) **09/06/22 PC**

**09/21/22 BCC**

- 2. **UC-22-0403-J & R PROPERTIES LAS VEGAS, LLC:**  
**USE PERMITS** for the following: **1)** allow trailer, recreational vehicle, & watercraft vehicle wash in an M-1 zone; **2)** allow trailer, recreational vehicle, & watercraft vehicle wash in an APZ-2 zone; **3)** reduce separation from residential use; and **4)** waive screening of outside storage area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gate setback; **2)** alternative landscaping; **3)** eliminate trash enclosure; **4)** security fence location; and **5)** commercial driveway standards.  
**DESIGN REVIEW** for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/lm/syp (For possible action) **09/21/22 BCC**
- 3. **UC-22-0418-AMIGO REALTY CORP:**  
**USE PERMIT** for tire sales and installation.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow service doors to face a street (Monroe Avenue).  
**DESIGN REVIEW** for a vehicle maintenance with tire sales and installation business on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and the south side of Monroe Avenue within Sunrise Manor. TS/lm/syp (For possible action) **09/21/22 BCC**

## VII. General Business:

- 1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)
- 2. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2022/2023 (for possible action).
- 3. Appoint a new Vice Chair for the Sunrise Manor Town Advisory Board (for possible action)

- 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: September 15, 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

August 11, 2022

### MINUTES

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Board Members:	Alexandria Malone – Chair – EXCUSED Max Carter- EXCUSED Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Harry Williams- PRESENT Planning-Jasmin Harrist
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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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 30, 2022 Minutes

**Moved by: Mr. Barbeau**  
**Action: Approved**  
**Vote: 3-0**

IV. Approval of Agenda for August 11, 2022

**Moved by: Mr. Barbeau**  
**Action: Approved**  
**Vote: 3-0/Unanimous**

V. Informational Items: None

VI. Planning & Zoning

8/16/22 PC

1. **UC-22-0365-1995 NELLIS LLC:**  
**USE PERMIT** for a pawn shop within an existing retail complex on a portion of 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/jad/jo (For possible action) **08/16/22 PC**  
**Moved by: Mr. Thomas**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-0/Unanimous**
  
2. **UC-22-0373-BCPF NORTHPOINT VEGAS, LLC:**  
**USE PERMITS** for the following: 1) commercial vehicle repair; 2) vehicle repair in the APZ-2 Overlay District; and 3) manufacturing in conjunction with an existing warehouse/office building on a portion of 19.6 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone and an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, approximately 300 feet south of Cheyenne Avenue within Sunrise Manor. WM/jad/tk (For possible action) **08/16/22 PC**  
**Moved by: Mr. Barbeau**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-0/Unanimous**

09/06/22 PC

3. **ET-22-400079 (UC-20-0123)-MERSHO GRJT, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation for a proposed convenience store to a residential use; and 4) reduce separation for a proposed gasoline station to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; 2) reduce street landscaping along attached sidewalks; 3) reduce building height setbacks; 4) reduce approach distance; and 5) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station; and 2) restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/hw/tk (For possible action) **09/06/22 PC**  
**Moved by: Mr. Thomas**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-0/Unanimous**
  
4. **UC-22-0386-OJEDA ALFONSO IBARRA:**  
**USE PERMIT** to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action) **09/06/22 PC**  
**Moved by: Mr. Williams**  
**Action: Hold**  
**Vote: 3-0/Unanimous**
  
5. **UC-22-0399-NEW STRATEGIES LLC:**  
**USE PERMIT** for a hookah lounge in conjunction with an existing restaurant and tavern on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Fremont Street, 200 feet north of Oakey Boulevard within Sunrise Manor. TS/al/syp (For possible action) **09/06/22 PC**  
**Moved by: Mr. Thomas**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-0/Unanimous**
  
6. **VS-22-0389-VISIONARY 2 LLC ET AL & CASTELLO LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Lamb Boulevard between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). WM/lm/syp (For possible action) **09/06/22 PC**  
**Moved by: Mr. Williams**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-0/Unanimous**

7. **WS-22-0409-A & J RENTALS LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a non-decorative 7 foot high fence in the front yard; and 2) increase fence height within the side and rear yard in conjunction with a single family residence on 1.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Phyllis Street and Sunrise Avenue within Sunrise Manor. TS/bb/syp (For possible action) **09/06/22 PC**  
**Moved by: Mr. Williams**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-0/Unanimous**  
**09/07/22 BCC**

8. **WS-22-0408-GKT II, LLC ET AL & ARNOLD, ALAN J. 1995 LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) cross access; and 2) reduce landscaping.  
**DESIGN REVIEWS** for the following: 1) a proposed distribution center; and 2) finished grade on 6.2 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/jo (For possible action)**09/07/22 BC**  
**Moved by: Mr. Thomas**  
**Action: Approved w/ Proposed Design Changes On Carey Ave.**  
**Vote: 3-0/Unanimous**

I. VII. General Business: We received a presentation by Berta Gutierrez & Rachel Bergmen on the campaign for improved management and protection of the Rainbow Gardens Area of Critical Environmental Concern and the Great Unconformity trail in East Las Vegas as a new National Monument.

VIII. Public Comment: A neighbor asked about what/when something was going to be done about the Rock piles on the island on Sahara and Nellis Blvd.

IX. Next Meeting Date: The next regular meeting will be September 1, 2022

X. Adjournment  
The meeting was adjourned at 8:10pm

(north) property line, and 16 feet from the main residence. A second existing driveway with a rolling gate is accessed from the southern property line.

#### Landscaping

Landscaping is not required or part of this application.

#### Elevations

The plans depict a 1 story, 13 foot high detached garage with 2 roll-up doors, stucco finish, with a flat roofline. The applicant has stated that the detached garage will match the existing residence in color and exterior finishing. The roll-up doors are located on the southern elevation.

#### Floor Plans

The plans depict a 1,200 square foot open floor plan and a bathroom, measuring 40 feet by 30 feet. The existing residence is 1,586 square feet.

#### Applicant's Justification

The applicant states the proposed detached garage will be used mainly for storage of vehicles and other items, and will keep them out of view.

#### Surrounding Land Use

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

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

Staff finds the detached garage meets all other Code requirements, including setbacks and architectural details. The maximum height is 13 feet, which is less than the maximum of 14 feet allowed per Code. The location of the detached garage as shown on the site plan is screened from the right-of-way of Sunvue Circle and is partially screened from Sunkiss Drive. The applicant provided letters from neighbors to the north, south, and east who support the proposal. Another neighbor is adjacent to the northeast corner of the site. The garage is set back 15 feet from the north property line, and only a portion of the garage is immediately west of the neighbor to the northeast. In addition, the roll-up doors are located on the southern elevation; therefore, any noise associated with the garage with open doors will be oriented away from the

neighbor. However, landscaping could prevent any negative impacts to the adjacent property. With support from the neighbors, and landscaping provided in the northeast corner of the site, the proposed detached garage will not result in a substantial or undue adverse effect on adjacent properties or negatively impact the character of the neighborhood. Staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Plant 1 large 15 gallon (minimum) tree in the northeast corner of the site.
- Applicant is advised that this approval is for storage of vehicles within the garage and not for Automobile Hobby Repair and Restoration per Table 30.44-1; 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**

- Applicant is advised that off-site improvement permits are required for the driveway on Sunkiss Drive; and that the gate shall not be in the right-of-way.

**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:** LARRY J SANCHEZ

**CONTACT:** LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING BROOK ST., LAS VEGAS, NV 89131





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

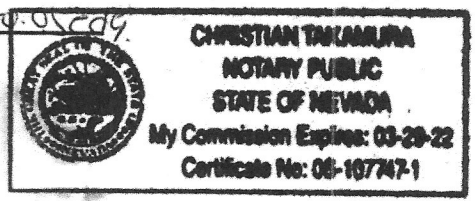
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input 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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0386</u> DATE FILED: <u>6/28/22</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>8/11/22</u> PC MEETING DATE: <u>9/0/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>ALFONSO IBARRA OJEDA</u> ADDRESS: <u>1462 SUNVUE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-561-5752</u> CELL: <u>702-561-5752</u> E-MAIL: <u>EJYA2012@GMAIL.COM</u>
	<b>APPLICANT</b>  NAME: <u>ALFONSO IBARRA OJEDA</u> ADDRESS: <u>1462 SUNVUE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-561-5752</u> CELL: <u>702-561-5752</u> E-MAIL: <u>EJYA2012@GMAIL.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>LARRY J. SANCHEZ</u> ADDRESS: <u>7844 SOARING BROOK ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-340-7927</u> CELL: <u>702-340-7927</u> E-MAIL: <u>LARRY.SANCHEZ@SCECONSULTANTS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-27-110-035  
 PROPERTY ADDRESS and/or CROSS STREETS: 1462 SUNVUE CIRCLE SONKISS DR + SUNVUE CIR  
 PROJECT DESCRIPTION: 1200 SF DETACHED GARAGE

(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)\* [Signature]  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 7-26-2021 (DATE)  
 By Alfonso Ibarra Ojeda  
 NOTARY PUBLIC: [Signature]

Alfonso Ibarra Ojeda  
 Property Owner (Print)



\*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.

1/2 FOOTPRINT

MINI-WAREHOUSE WITH VEHICLE WASH  
(TITLE 30)

JUDSON AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0403-J & R PROPERTIES LAS VEGAS, LLC:

USE PERMITS for the following: 1) allow trailer, recreational vehicle, & watercraft vehicle wash in an M-1 zone; 2) allow trailer, recreational vehicle, & watercraft vehicle wash in an APZ-2 zone; 3) reduce separation from residential use; and 4) waive screening of outside storage area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.

DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-20-502-008; 140-20-502-012; 140-20-502-014

**USE PERMITS:**

1. Allow trailer, recreational vehicle, & watercraft vehicle wash in an M-1 zone, per Table 30.44-1.
2. Allow trailer, recreational vehicle, & watercraft vehicle wash in an APZ-2 zone, per Table 30.48-AE.
3. Reduce separation to residential use to 500 feet where 750 feet is required per Table 30.44-1 (a 33% reduction).
4. Waive screening of outside storage area from any right-of-way where required per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

1. Reduce gate setback to 30 feet where 50 feet is required per Section 30.64.020 (a 40% reduction).
2.
  - a. Eliminate parking lot landscaping where required per Figure 30.64-14.
  - b. Allow alternative street landscaping where Figure 30.64-8 is required when in conjunction with security fencing.
3. Eliminate trash enclosure.

4. Allow security fencing (non-screening) which is not set back for landscaping where landscaping is required per Figure 30.64-8.
5.
  - a. Allow a non-standard driveway along Judson Avenue where a commercial driveway is required per Uniform Standard Drawing 222.1 is required.
  - b. Reduce driveway throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 is required (a 100% decrease).

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 5060 Judson Avenue
- Site Acreage: 2.7
- Project Type: modifications to an existing mini-warehouse facility
- Parking Required/Provided: 5/5

Site Plans & Request

The plans depict an existing mini-warehouse facility with an expansion of outside storage for recreational vehicles, trailers, watercraft, and off-highway vehicles, including a vehicle wash for said vehicle types. There is a 32 foot wide pan driveway entrance to the site from Judson Avenue. Parking is provided on either side of the entryway with a gated entry located 30 feet from the back of sidewalk. The existing trash enclosure will be removed, and the visitor parking area will be re-striped to provide the required parking in front of the mini-warehouse. A keypad entry is located on the west side of the access gate.

The existing mini-warehouse buildings will not be modified and are set back approximately 35 feet from the south property line. The addition of outside storage spaces in a paved parking area will be provided on the 2 northerly parcels along with a vehicle wash bay. There is a secondary fire access from a private drive located along the east property line, terminating in a cul-de-sac on the subject site. A proposed fence is located along the west portion of the cul-de-sac bulb. A future managers residence is located to the north of the vehicle wash bay.

Single family residential development is located approximately 500 feet to the east. 2 industrial developments, as well as Nellis Boulevard, separate the residential from the vehicle wash.

Landscaping

The plans depict an existing landscape planter along Judson Avenue that consists of non-standard drought tolerant landscaping. No new landscaping is proposed, although parking lot landscaping is required.

Elevations & Floor Plans

There are no proposed changes to the existing buildings constructed in 1980.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed outside storage in conjunction with the existing mini-warehouse facility will provide fire crash gates and paving to enable long-term parking storage for recreational vehicles and watercraft. The front parking area includes a reconfigured driveway, fencing, and gate locations, and the proposed design provides the required number of parking spaces. The vehicle wash will only be for the use of the renters of the facility and not open to the public. The applicant also indicates that the existing street landscaping allows for the necessary turning radius needed for site access and is hand watered. Additionally, the entry to the site will either be by key-pad and if there are access issues, renters/visitors may use the provided parking to turn around.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0192-92	Reclassified 4.2 acres to M-1 zoning for a mini-warehouse addition with outside storage	Approved by BCC	January 1993
ZC-0015-80	Reclassified to M-1 zoning for a mini-warehouse facility	Approved by BCC	March 1980

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & M-D	Industrial & undeveloped
South	Business Employment	M-1	Industrial & outside storage
East	Business Employment & Corridor Mixed-Use	M-1 & C-1	Vehicle repair & storage facility
West	Business Employment	M-1	Industrial

**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 Permits #1, #2, & #3

Staff can support the location of the outside storage and vehicle wash bay, considering the separation to the residential use is over 500 feet to the east, is separated by a collector street (Nellis Boulevard), and there are existing buildings located between the proposed use and the

residential properties to act as a buffer. Additionally, the use is for the renters of units and spaces within the facility.

#### Use Permit #4

Typically, staff does not support a waiver to reduce/eliminate screening along the street. Staff is concerned about the negative effect of the outside storage due to the lack of the outside screening, and; therefore, staff is unable to 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.

#### Waivers of Development Standards #1, #2, #3, #4

Staff is greatly concerned about the single entry point along Judson Avenue with no secondary access or egress. The gated entry point is too small with the reduction in throat depth and does not consider 2 way traffic for large vehicles, sight visibility, visitor parking, and the potential for queuing of vehicles into the public right-of-way. Trash enclosures are provided for a clear location for trash disposal by the property management and renters of units and spaces. The security fencing along Judson Avenue is located where it may cross into the public right-of-way at no more than 6 feet above the sidewalk. Staff could support the relocation of the security fencing behind (north edge) the existing planter. Therefore, as submitted, staff cannot support these requests.

#### Design Review

Staff can support the existing landscaping along Judson Avenue as it appears that the plants have been continually maintained over the years. However, staff is concerned about the security fencing along the street frontage at the back of sidewalk and possible crossing over the sidewalk at 6 feet to 8 feet in height. Staff is also concerned about the site access blocking proposed parking by users of the facility, blocking vehicle movement in and out of the property, as well as traffic along Judson Avenue. The entry area of the site is relatively small, and a re-design of the access could potentially provide access from the east side of the site or the private drive on the east with the exit onto Judson Avenue. Moving the entry could also provide a location for the trash enclosure and keeping the visitor parking as proposed. Additionally, no design has been provided for the outside storage area and staff is concerned about emergency ingress/egress and access to items stored by owners.

Although staff can support parts of the request, staff does not support the use permit for the lack of screening of the outside storage and waivers. In addition, Public Works is unable to support the proposed waivers; therefore, staff recommends denial of the design review.

## **Public Works - Development Review**

### Waivers of Development Standards #5

Staff cannot support the proposed pan driveway with no throat depth. Pan driveways require vehicles to nearly come to a stop to negotiate a turn into the site, whereas commercial curb return driveways provide a smooth transition from the road into the site. Staff finds that the safest option is to provide a driveway or driveways from the private access easement on the east side of the parcels.

### **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:**

#### **Current Planning**

If approved:

- Relocate security fence along the south property line to the north edge of the existing planter;
- Obtain local trash service provider approval of curb-side pick-up;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

**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.

**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 #0311-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: J&R PROPERTIES**

**CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD., SUITE E, LAS VEGAS,  
NV 89128**

09/21/22 BCC AGENDA SHEET

TIRE SALES & INSTALLATION  
(TITLE 30)

NELLIS BLVD/MONROE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0418-AMIGO REALTY CORP:**

**USE PERMIT** for tire sales and installation.

**WAIVER OF DEVELOPMENT STANDARDS** to allow service doors to face a street (Monroe Avenue).

**DESIGN REVIEW** for a vehicle maintenance with tire sales and installation business on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard and the south side of Monroe Avenue within Sunrise Manor. TS/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
140-28-210-001

**LAND USE PLAN:**  
SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1394 Nellis Boulevard
- Site Acreage: 0.9
- Project Type: vehicle maintenance with tire sales and installation
- Number of Stories: 1
- Building Height (feet): 13 feet 4 inches
- Square Feet: 3,294 (total)/452 (retail)/2,842 (vehicle maintenance shop)
- Parking Required/Provided: 22/45

Request

Re-establish a vehicle maintenance with tire sales and installation business and separate retail use within an existing building with a redesigned site including driveways, parking, and landscaping.



### Site Plans

The plans depict a 2,842 square foot vehicle maintenance and tire sales and installation facility located within an existing commercial building. A similar business formerly occupied the building. A separate retail store (nutrition) is also located within the building. The building is located near the southwest corner of the overall site with parking to the north and east of the building. The proposed development includes a new paved parking area east of the building, new driveway along Monroe Avenue, and new street landscaping along portions of Monroe Avenue and Nellis Boulevard. The existing service bay doors are approximately 84 feet from Monroe Avenue and will be visible from the road. Although the applicant will be providing new street landscaping along Monroe Avenue, the trees do not sufficiently screen the doors from the road to meet Title 30 requirements. The site has access from Monroe Avenue to the north and Nellis Boulevard to the west.

Due to the proximity of the City of Las Vegas, this project is a Project of Regional Significance. The required RISE reports have been submitted and the required notification has been provided.

### Landscaping

Street landscaping 9 feet in width is shown along portions of Monroe Avenue and 15 feet wide along Nellis Boulevard. Parking lot landscaping is provided per Code, along with a landscape buffer at the southeast corner of the parcel per Figure 30.64-11. Landscaping materials include Shoestring Acacia and Bay Laurel trees, shrubbery, and groundcover.

### Elevations

The plans depict an existing single story retail building consisting of painted CMU block walls with a flat parapet roof. The north elevation depicts 4 overhead roll-up doors and an entrance to the office area.

### Floor Plans

The commercial building is 3,294 square feet. The subject business occupies 2,842 square feet, and the smaller retail business (nutrition) is located at the southwest corner of the building facing Nellis Boulevard and is 452 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the project was originally approved (UC-0210-16), and as the project moved through the improvement approval process, the Nevada Department of Transportation (NDOT) denied the driveway design along Nellis Boulevard if the size of the building was altered; therefore, the current proposed project keeps the building at the current size, keeping the existing driveway on Nellis Boulevard and adding a new driveway on Monroe Avenue. The use remains the same as previously approved with site improvements to meet current Code.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400064 (UC-0210-16)	Second extension of time for use permit for tire sales and installation - expired	Approved by PC	July 2019
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
UC-0210-16	Tire sales and installation in a C-2 zone, allow service bay doors to face a street, with a design review for a vehicle maintenance and installation facility in conjunction with an existing commercial building - expired	Approved by PC	May 2016
UC-0049-13 (ET-0048-13)	First extension of time to review a food cart	Denied by PC	July 2013
UC-0049-13 (WC-0049-13)	Waiver of conditions to amend the limited hours of operation	Denied by PC	July 2013
UC-0049-13	Original application for a food cart - expired	Approved by PC	March 2013
UC-0479-08 (ET-0173-09)	First extension of time to review a food cart - expired	Approved by PC	August 2009
UC-0479-08	Food cart - expired	Approved by PC	August 2008
UC-0359-90	Pawn shop in conjunction with an existing commercial building with a vehicle repair shop	Withdrawn	December 1990
VC-0788-90	Waive street landscaping, wall enclosed trash enclosure, and portions of unpaved parking lot	Withdrawn	December 1990

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	City of Las Vegas	C-2	Vehicle Sales

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit, Waiver of Development Standards, & Design Review

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.

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.

This site is located in the Sunrise Manor Planning Area and designated as Corridor Mixed-Use within the Master Plan. Policy SM-1.3 of the Master Plan encourages, in part, revitalization and redevelopment. The proposed vehicle maintenance and tire sales and installation shop are consistent with the range of uses that exist along this portion of the Nellis Boulevard. There will be no changes to the existing buildings and the use conforms with Goal SM-5.1 which encourages compatible development that provide an employment base. Based on these goals and policies, staff finds the uses are appropriate for the area and supports the use permits. The proposed improvements will enhance the site, and the location of the bay doors face north and are partially blocked by the proposed landscaping. Staff finds the use does not result in a substantial or undue adverse effect on the adjacent properties which are mostly undeveloped, a landscape buffer has been provided adjacent to the residential property to the southeast, and the use is located on the westerly portion of the site. Therefore, staff can support the request.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance, if required by Public Works;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that utility poles, 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:** VLADIMIR HERNANDEZ

**CONTACT:** VLADAMIR HERNANDEZ, 2905 W. WASHINTON AVE, LAS VEGAS, NV  
89107