



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 1, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Max Carter, Chairperson
 Alexandria Malone, Vice Chairperson
 Member Earl Barbeau
 Member Paul Thomas
 Member Briceida Castro

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

County Liaison(s): Beatriz Martinez:Beatriz.Martinez@clarkcountynv.gov Kelly Benavidez kdb@ClarkCountyNV.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- 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 September 10, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for October 1, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for discussion)

1. Applications are being accepted until November 12, 2020 5pm for the next TAB 2 year term.

VI. Planning and Zoning

10/20/20 PC

1. **UC-20-0378-KNIGHT, SHAWN A.:**

USE PERMITS for the following: **1)** allow agriculture-livestock, small (chickens) on a residential property not located with Community District 5; and **2)** reduce the minimum square foot lot size requirement. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the rear setback; and **2)** reduce the accessory structure building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Jackie Drive and the west side of Trish Lane within Sunrise Manor. TS/jor/jd (For possible action)

10/21/20 BCC

2. **WS-20-0373-A & J RENTALS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow single family development to access a collector street; and **2)** allow modified driveway standards.

DESIGN REVIEWS for the following: **1)** increased finished grade; and **2)** single family residential development on 1.6 acres in an R-E (Rural Estates Residential) Zone. Generally located 360 feet south of Bonanza Road on the west side of Fogg Street within Sunrise Manor. TS/bb/jd (For possible action)

VII. General Business:

Nominate and appoint a representative and alternate to the CDAC for 2020/2021. (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: October 15, 2020.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Sunrise Manor Town Advisory Board

September 10, 2020

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Rob Kaminski- Planning
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 6:30 p.m.

II. Public Comment: None

III. Approval of August 27, 2020 Minutes

Moved by: Ms. Malone

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for September 10, 2020

Moved by: Mr. Barbeau

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez announced that COVID-19 testing is being held at the Fiesta Henderson, Texas Station & Boyd Stadium & El Dorado High School 6am-2pm.

VI. Planning & Zoning

10/06/20 PC

1. **UC-20-0349-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**
USE PERMITS for the following: 1) convenience store; 2) alcohol sales, beer and wine - packaged only; and 3) alcohol sales, liquor - packaged only.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) allow vertical metal siding; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a convenience store with gasoline station on a portion of 17.8 acres in a M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the northeast corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. MK/jt/jd (For possible action)10/06/20 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0

2. **VS-20-0350-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Colton Avenue within Sunrise Manor (description on file). MK/jt/jd (For possible action)10/06/20 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0

3. **UC-20-0355-CHURCH SUNRISE BIBLE:**
USE PERMIT to allow a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setback ratio; 2) Betty Lane approach distance; 3) Kell Lane approach and departure distance; and 4) throat depth.
DESIGN REVIEW for a school on 3.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. LW/jor/jd (For possible action)10/06/20 PC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0

4. **VS-20-0353-CONRAD ROGERS GROUP, INC.:**
VACATE AND ABANDON an easement of interest to Clark County located between Devary Lane and Kinley Drive and between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). MK/jor/jd (For possible action) 10/06/20 PC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0

VII. General Business:

Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action). Board members mentioned High profile surveillance of parks, Economic development for east side & more social media to inform neighbors of events.

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be October 1, 2020

X. Adjournment
The meeting was adjourned at 7:13 p.m.

10/20/20 PC AGENDA SHEET

SMALL LIVESTOCK
(TITLE 30)

JACKIE DR/TRISH LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0378-KNIGHT, SHAWN A.:

USE PERMITS for the following: **1)** allow agriculture-livestock, small (chickens) on a residential property not located with Community District 5; and **2)** reduce the minimum square foot lot size requirement.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the rear setback; and **2)** reduce the accessory structure building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Jackie Drive and the west side of Trish Lane within Sunrise Manor. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

140-21-815-037

USE PERMITS:

1. Allow agriculture-livestock, small (chickens) on a residential property not located with Community District 5 per Table 30.44-1.
2. Reduce the minimum square foot lot size to 6,969 square feet where 10,000 square feet is required per Table 30.44-1 (a 30% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback to 2 feet where 5 feet is required per Table 30.40-2 (a 60% decrease).
2. Reduce the accessory structure building separation to zero feet where 6 feet is required to Table 30.40-2 (a 100% decrease).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5791 Jackie Drive
- Site Acreage: 0.2
- Project Type: Agriculture-livestock, small (chickens)

- Building Height (feet): 4 (chicken coop)
- Square Feet: 36 (chicken coop)/100 (fenced chicken run)

Site Plan

The site plan depicts an existing single family residence on the southwest corner of Jackie Drive and Trish Lane. The front of the residence faces Jackie Drive, and rear yard where the hens are kept is adjacent to 3 neighbors to the west and south property lines. Per the site plan, the hens are kept in a chicken coop with an overall area of 36 square feet, which is located underneath the southwest corner of existing patio cover. The chicken coop has an attached uncovered fenced chicken run located on the southwest corner of the site (approximately 100 square feet). Immediately to the east, the hens have a grazing area that has an approximate overall area of 400 square feet. The chicken coop has a zero foot building separation from the existing residence, a 2 foot setback from the south property line (rear), and a 15 foot setback from the west property line.

Landscaping

There is existing landscaping in the front, side, and rear yards of the residence, and additional landscaping is neither required nor a part of this request.

Elevations

Per the submitted photos, the chicken coop and fenced chicken run was constructed of wood and painted dark brown to match the exterior trim of the residence. The roof of the chicken coop is constructed of a corrugated metal sheet, painted to match the wood, and chicken wire mesh was added to the fenced chicken coop run.

Applicant's Justification

Per the applicant, 4 fully grown hens are for personal use and have been on the property for 12 years. The hens are well taken care of, treated humanely, and are only used for eggs. The applicant does not breed the hens, there are no roosters on-site, and the applicant does not sell the eggs. The chicken coop and fenced chicken run allows the hens to be kept safely when not utilizing the hen grazing area. The location of the coop and fenced chicken run allows the majority of the rear yard to have a grazing area for the hens; thus, requiring the waivers of development standards for reduced setback and building separation.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Residential Suburban (up to 5 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

There is an active notice of violation (CE20-03694) on this site for agricultural-livestock, small (chickens).

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 Comprehensive 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 and #2

Caring for small agricultural livestock is a conditional use meant for areas in Community District 5. Staff finds that these requests are incompatible to the neighborhood since the existing single family residential subdivision has a higher density, smaller yards, and the neighbors are in close proximity to one another. Residences in the Community District 5 areas consistently have larger parcels, with larger yards to care for a variety of livestock even if the parcels have the same zoning district of R-1 zoning. Staff finds that the applicant's hens are inconsistent with the neighborhood; therefore, reducing the minimum lot size also cannot be supported. Staff does not support these requests.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

This request refers to the fenced chicken run that is set back 2 feet from the rear wall, where 5 feet is required per Code. Additionally, this structure is set back 32 feet from the right-of-way to the east (Trish Lane), and 15 feet from the west property line. Although the applicant provided a letter of support from the neighbor to the south, which is directly impacted by the setback reduction, this request does not support setback consistency of structures within the neighborhood. Staff does not support this request.

Waiver of Development Standards #2

The existing chicken coop was constructed and placed underneath an existing rear patio cover, and the leading edge of the chicken coop is approximately 8 feet away from the south facing rear elevation of the actual residence. Staff understands that placing the coop underneath the patio cover adds an additional layer of weather protection from high summer heat and wind storms. Even though the applicant has ample room to maneuver from the sliding door entry way of the residence to the chicken coop, the structures should still maintain a 6 foot separation required per

Code. Since staff does not support the use permits and the request to reduce the rear setback, staff also cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Maximum of 4 hens.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHAWN KNIGHT

CONTACT: MELISSA VALENZUELA, WHITEHEAD AND BURNETT, 6980 O'BANNON DRIVE, LAS VEGAS, NV 89117

10/21/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FOGG ST/BONANZA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0373-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow single family development to access a collector street; and 2) allow modified driveway standards.

DESIGN REVIEWS for the following: 1) increased finished grade; and 2) single family residential development on 1.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located 360 feet south of Bonanza Road on the west side of Fogg Street within Sunrise Manor. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-34-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow single family development to access a collector street (Fogg Street) where not allowed per Section 30.56.080 (F).
2. Allow a pan driveway as shown in Uniform Standard Drawing 224 where Uniform Standard Drawing 223 is required for residential development.

DESIGN REVIEW:

1. Increased finished grade up to 6 feet (72 inches) where 1.5 feet (18 inches) is the standard per Section 30.32.040 (a 400% increase).
2. Two lot single family residential development.

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.6
- Project Type: Access to collector street/increased finished grade
- Number of Stories: 2
- Number of Lots/Units: 2
- Density (du/ac): 1.25

Site Plan

The site plan depicts a 1.6 acre parcel subdivided into 2 lots, each with 120 feet of frontage. Although there is access to a collector street, the proposed subdivision requires a waiver of development standards for both lots to have residential access to a collector street (Fogg Street). The pad sites are located on the east side of each lot. Both lots will have approved on-site turnarounds or circular driveways.

The applicant is proposing to increase the finished grade by up to 6 feet in conjunction with the proposed single family development. The majority of fill and the high point will be located on the east half of each lot.

Elevations

The applicant did not provide elevations because custom homes will be proposed for each lot in the future.

Applicant's Justification

The applicant is proposing driveway access to a proposed lot that will be needed after completing the subdivision process. The driveway will have access from a collector street, and will have similar frontage width as other existing lots in the immediate area. An approved turnaround will be constructed at the time of the driveway construction and will meet the requirements of Section 30.56.040(b)(4), to prevent backing of vehicles into the street. The driveway described in Uniform Standard Design 224 is proposed for practical street maintenance. The site is designed with areas of fill exceeding the 18 inch maximum in order to accommodate drainage design. The building pad sites along Fogg Street are elevated above storm water levels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Residential Suburban (up to 8 du/ac)	R-E	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The amount of frontage along Fogg Street is adequate for consideration of one additional lot with access to Fogg Street. The sites will be safely developed with approved turn around areas.

Design Review #2

The proposed development is compatible with adjacent development and development in the area. The proposed development is consistent with the applicable land use plan, Title 30, and other regulations, plans and policies of the County.

Public Works - Development Review

Waiver of Development Standards #2

Staff recommended to the applicant that the installation of a commercial pan driveway per Uniform Standard Drawing 224 since it is designed to keep the flow line uniform across the curb and gutter, eliminating pooling and debris traps and allowing better maintenance of the public right-of-way; therefore staff can support this request.

Design Review #1

This design review represents the maximum grade difference along 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Both lots shall provide a circular driveway or on-site turnaround.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- 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;
- 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.

Building Department - Fire Prevention

- 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 #0344-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: A & J RENTALS LLC

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILLESPIE STREET STE 120, LAS VEGAS, NV 89183