



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

November 2, 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
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 KEVIN SCHILLER, County Manager

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

- III. Approval of Minutes for September 14, 2023. (For possible action)
- IV. Approval of the Agenda for November 2, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: Receive a presentation from the Regional Transportation Commissioner (RTC) on an upcoming transportation study (for discussion only)

VI. Planning and Zoning

11/07/23 PC

1. **AR-23-400132 (UC-23-0137) -KG REAL ESTATE, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; **2)** waive the separation from a vehicle repair facility to a residential use; **3)** waive the separation from a tire sales and installation facility to a residential use; and **4)** permit overhead doors to face a public street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping; **2)** reduced parking and loading areas; **3)** waive design and layout of parking; **4)** waive trash enclosure; and **5)** waive setback from the street.
DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/dd/syp (For possible action)**11/07/23 PC**
2. **UC-23-0456-BELLO STEPHEN MICHAEL:**
HOLDOVER USE PERMITS for the following: **1)** allow recreational vehicle repair (conversions) as a principal use; and **2)** reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)**11/07/23 PC**
3. **UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:**
AMENDED USE PERMIT to allow an accessory structure not architecturally compatible with the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce access gate setback (previously not notified); and **3)** reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the east side of Walnut Road, approximately 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)**11/07/23 PC**

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4. **UC-23-0627-JUAREZ ERIK SALGADO:**
USE PERMITS for the following: 1) allow an accessory structure (shade structure with restrooms) larger than one half the footprint of the existing principal dwelling; and 2) allow a detached accessory structure not architecturally compatible with the principal structure on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Beesley Drive and the south side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)11/07/23 PC
5. **UC-23-0641-LTG LLC:**
USE PERMITS for the following: 1) tire sales and installation facility in an APZ-1 Overlay District; 2) vehicle maintenance (smog check) facility in an APZ-1 Overlay District; 3) reduce the setback for a tire sales and installation facility to a residential use; 4) reduce the separation for a vehicle maintenance (smog check) facility to a residential use; 5) allow overhead and service bay doors to face a public right-of-way; 6) allow outside storage to be visible from the public right-of-way and a less intensive use; 7) allow outside storage in front of the building; 8) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 9) allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce parking lot landscaping; 3) landscaping adjacent to a less intensive use; 4) reduce setbacks; 5) mechanical equipment screening; 6) reduce drive aisle width; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) off-site improvements (curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) tire sales and installation facility; 2) vehicle maintenance (smog check) facility; 3) accessory structures (storage containers); and 4) accessory outside storage on 0.8 acres in an M-D (Designed Manufacturing) (APZ-1 & AE-80) Zone. Generally located on the east side of Nellis Boulevard and the south side of Cheyenne Avenue within Sunrise Manor. MK/md/syp (For possible action)11/07/23 PC

11/21/23 PC

6. **PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres. Generally located 30 feet north of Las Vegas Boulevard North and 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action)11/21/23 PC
7. **PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**
PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 4.8 acres. Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action)11/21/23PC

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8. **ZC-23-0677-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER(S) OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow reduced street landscaping and attached sidewalk.
DESIGN REVIEWS for the following: **1)** single-family residential development; and **2)** finished grade. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor (description on file). TS/rr/syp (For possible action) **11/21/23PC**
9. **TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**
TENTATIVE MAP consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor. TS/rr/syp (For possible action) **11/21/23PC**
10. **PA-23-700035-MAXIM ROSE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action) **11/21/23PC**
11. **ZC-23-0680-MAXIM ROSE LLC:**
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: **1)** an attached (townhouse) planned unit development (PUD); and **2)** reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setback; and **3)** allow modified driveway design standards.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action) **11/21/23PC**
12. **TM-23-500139-MAXIM ROSE LLC:**
TENTATIVE MAP consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action) **11/21/23PC**

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11/21/23 BCC

13. **UC-23-0660-TOPACHIKYAN VERONICA:**

USE PERMIT for proposed vehicle sales in conjunction with an existing vehicle dismantling yard on 2.0 acres in an M-2 (Industrial) Zone. Generally located on the north side of Smiley Road, 210 feet east of Novak Street within Sunrise Manor. MK/lm/syp (For possible action)**11/21/23 BCC**

14. **UC-23-0675-KCP CONCRETE PUMPS:**

USE PERMIT to allow commercial vehicle sales and repair (semi-trucks) in an APZ-2 Zone. **WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with a proposed commercial vehicle sales and repair and construction equipment sales and service facility on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/lm/syp (For possible action)**11/21/23 BCC**

- VII. General Business: Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2023/2024 (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: November 16, 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>

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Sunrise Manor Town Advisory Board September 14, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT
Paul Thomas-Member-PRESENT
Harry Williams-Member- PRESENT
Stephanie Jordan –Member-PRESENT
Sondra Cosgrove-Member-PRESENT
Lorna Phegley-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 6:30 p.m.

II. Public Comment: None

III. Approval of the August 31, 2023 Minutes

Moved by: Ms. Cosgrove
Action: Approved
Vote: 5-0/Unanimous

IV. Approval of Agenda for September 14, 2023

Moved by: Mr. Thomas
Action: Approved with item #1 being held to 10/12/23 meeting
Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez informed everyone that at the Hollywood Rec Center the SE Command is having National Night Out on October 3, 2023 at 5pm. On October 21, 2023 at 4pm A family event is being held at Lewis Park

VI. Planning & Zoning

09/19/23 PC

I. UC-23-0456-BELLO STEPHEN MICHAEL:

USE PERMITS for the following: **1)** allow recreational vehicle repair (conversions) as a principal use; and **2)** reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)09/19/23 PC

HELD TO 10/12/23 TAB MEETING PER APPLICANTS REQUEST

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2. **WS-23-0458-BURDETT-RUIZ JULIA JEANNE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action)09/19/23 PC
Moved by: Ms. Cogrove
Action: Approved with staff if approved recommendations
Vote: 5-0/unanimous

10/03/23 PC

3. **ET-23-400119 (UC-20-0123)-MERSHO GRJT, LLC:**
USE PERMITS SECOND 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/mh/syp (For possible action)10/03/23 PC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous

4. **PA-23-700025-BWNV, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action) 10/03/23 PC
Moved by: Mr. Barbeau
Action: Adopted
Vote: 5-0/unanimous

5. **ZC-23-0541-BW NV, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone and 5.9 acres from an M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone for an office/warehouse, vehicle repair, and trailer sales and rental.
USE PERMITS for the following: 1) vehicle repair; and 2) vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: 1) office/warehouse, vehicle repair, and vehicle (trailer) sales and rental; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor (description on file). WM/rr/syp (For possible action) 10/03/23 PC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous

6. **TM-23-500113-BW NV, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 7.7 acres in an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/rr/syp (For possible action) 10/03/23 PC
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 5-0/unanimous

7. **UC-23-0479-OS HOUSING COMPANY, LLC:**
USE PERMIT to allow light manufacturing (granite) in an APZ-2 Overlay District in conjunction with an existing office/warehouse complex on a 0.1 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/lm/syp (For possible action) 10/03/23 PC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous

8. **UC-23-0505-RALPHS FAMILY TRUST & RALPHS RANDALL J & KIMBERLYN J:**
USE PERMITS for the following: 1) allow an accessory structure (shade structure) to exceed one half of the footprint of the principal dwelling; and 2) allow cumulative area of all accessory structures to exceed the footprint of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation; 2) reduce setback; and 3) increase height in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Eddingham Court, 526 feet north of Brynhurst Drive within Sunrise Manor. MK/rp/syp (For possible action) 10/03/23 PC
Moved by: Mr. Thomas
Action: Approved with if approved staff recommendation
Vote: 5-0/unanimous

10/04/23 BCC

9. **VS-23-0516-CPT 2644 N. LAMB BLVD., LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/md/syp (For possible action) 10/04/23 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

10. **WS-23-0515-CPT 2644 N. LAMB BLVD., LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) allow access to a local street; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action) 10/04/23 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

11. **TM-23-500108-CPT 2644 N. LAMB BLVD., LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action) 10/04/23 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

12. **UC-23-0449-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
USE PERMITS for the following: 1) allow a vehicle wash as a principal use within the APZ-2 Overlay District; 2) allow a service bay door facing a street without screening; and 3) reduce the separation of a vehicle wash from a residential use.
DESIGN REVIEWS for the following: 1) finished grade; and 2) a proposed vehicle wash facility on a portion of 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/hw/syp (For possible action) 10/04/23 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations & 8ft wall on East property Line
Vote: 5-0/unanimous

13. **ZC-23-0513-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 17.8 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to a P-F (Public Facility) (AE-65 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEW for a proposed middle school (Von Tobel Middle School - relocation). Generally located on the south side of Alto Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/lm/syp (For possible action) 10/04/23 BCC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous

14. **ZC-23-0531-BOULDER CAPITAL MANAGEMENT, LLC:**
ZONE CHANGE to reclassify 0.5 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEWS for the following: 1) restaurant; and 2) outside dining and drinking. Generally located on the northwest corner of Boulder Highway and Glen Avenue within Winchester and Sunrise Manor (description on file).
TS/bb/syp (For possible action) **10/04/23 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 5-0/unanimous
- VII. General Business: The board reviewed the previous fiscal year budget requests & voted unanimously 4-0 with Mr. Barbeau abstaining on new requests. Requests were safety measures, crosswalk lights, re-stripe & slurry on roads, flood control & bike trails.
- VIII. Public Comment: None
- IX. Next Meeting Date: The next regular meeting will be September 28, 2023
- X. Adjournment
The meeting was adjourned at 8:49 pm

11/07/23 PC AGENDA SHEET

AUTOMOBILE MAINTENANCE/REPAIR/
TIRE SALES & INSTALLATION
(TITLE 30)

LAS VEGAS BLVD N/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400132 (UC-23-0137) -KG REAL ESTATE, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; 2) waive the separation from a vehicle repair facility to a residential use; 3) waive the separation from a tire sales and installation facility to a residential use; and 4) permit overhead doors to face a public street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) reduced parking and loading areas; 3) waive design and layout of parking; 4) waive trash enclosure; and 5) waive setback from the street.

DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/dd/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-102-029

USE PERMITS:

1. Waive the separation between a vehicle maintenance facility (automobile and smog check) and a residential use (south and east) where 200 feet is required per Table 30.44-1 (a 100% reduction).
2. Waive the separation between a vehicle repair facility (automobile) and a residential use (south and east) where 200 feet is required per Table 30.44-1 (a 100% reduction).
3. Waive the separation between a tire sales and installation facility (automobile) and a residential use (south and east) where 200 feet is required per Table 30.44-1 (a 100% reduction).
4. Permit overhead doors in conjunction with vehicle maintenance facility, vehicle repair facility, and tire sales and installation facility to face a public street where not permitted per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive landscaping adjacent to an arterial street (Las Vegas Boulevard North) where landscaping per Figure 30.64-17 is required.
- b. Waive landscaping adjacent to a residential use where landscaping per Figure 30.64-11 is required.
- c. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. a. Reduce parking to 38 spaces where 98 spaces are required per Table 30.60-1 (a 60% reduction).
- b. Waive loading areas where 2 loading areas are required per Table 30.60-5 (a 100% reduction).
- c. Waive bicycle parking where 4 spaces per Chapter 30.60 is required (a 100% reduction).
3. a. Reduce the minimum dimensions for a parking stall to 8 feet by 15 feet where 9 feet by 18 feet is required per Section 30.60.050.
- b. Waive pedestrian walkways throughout the parking lots where required per Section 30.60.050.
- c. Reduce drive aisle width to 21 feet where 24 feet is required per Table 30.60-4 (a 12.5% reduction).
4. Waive trash enclosure where required per Section 30.56.120.
5. a. Waive the minimum front setback where 20 feet is required per Table 30.40-5 (a 100% reduction).
- b. Waive the minimum setback from a street where 10 feet is required per Section 30.56.040 (a 100% reduction).

LAND USE PLAN: SUNRISE MANOR - BUSINESS EMPLOYMENT

Project Description

General Summary

- Site Address: 3162 Las Vegas Boulevard North
- Site Acreage: 1.2
- Project Type: Vehicle maintenance (automobile and smog check), vehicle repair facility, tire sales and installation
- Height (feet): 22 (maximum)
- Square Feet: 16,460 (L-shaped)/2,110 (east)/49 (smog hut)
- Parking Required/Provided: 98/38

Site Plans

The approved plans depict 2 existing buildings placed in an L-shape located along the west and south sides of the site, a freestanding building located on the northeastern portion of the site, an existing shipping container located south of the freestanding building, and a proposed smog check hut located to the east of the driveway entrance adjacent to Las Vegas Boulevard North, with no setback from the street. Access to the site is from Las Vegas Boulevard North. The outside storage area is located on the south side of the L-shaped building. A 25 foot wide private access easement runs along the east property line. A fence is shown adjacent to the western

boundary of that easement. Parking for the facility is located between the buildings and on the northeast corner of the site, and access is from Las Vegas Boulevard North. Two parking spaces to the east of the smog hut are not part of the parking calculation. There are existing residential developments adjacent to the east and south sides of the subject parcel.

Landscaping

There is no existing on-site landscaping provided. There is an existing landscape area within the right-of-way for Las Vegas Boulevard North located on the northeast corner of the site consisting of a shrub and rock for groundcover. The south property line is enclosed with a concrete block wall and gates to secure the rear storage areas.

Elevations

There were no proposed changes to the exterior of the existing structures with this request. Photographs of the existing structures indicate the main buildings are constructed with concrete block walls and flat roofs behind parapet walls. The L-shaped building is 22 feet high and consists of roll-up doors on the north and east sides of the building. The freestanding building is 14 feet and includes a roll-up door on the south elevation of the building and store front entry on the north elevation. The smog hut is less than 14 feet high.

Floor Plans

There were no proposed changes to the plans of the existing buildings with this request. The plans depict 2 existing buildings. The first building is an L-shape, 16,460 square foot building divided into 4 units with a total of 14 service bays. The second building is 2,110 square feet consisting of 1 unit. The smog hut consists of 49 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0137:

Comprehensive Planning

- 6 months to review as a public hearing the removal of all vehicles stored in the parking area and compliance with Comprehensive Planning conditions #2 through #4;
- 1 year to complete the building permit and inspection process for the storage container with any extension of time to be a public hearing;
- Re-stripe the parking lot to match plans;
- Provide mesh screening on the east fence along the access easement;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection for re-striping of the parking lot, installation of the mesh screening, final inspection of the storage container and any other conditions of approval.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they have been working diligently to improve the property per Code requirements and staff conditions. According to the applicant, a towing company has been hired to tow any stored vehicles at the site and to keep it clear of vehicles after hours. The applicant also states that the parking lot has been restriped to the site plan specifications, mesh screening was added to the fence along the east property line, and the storage container will be removed from the site entirely.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0137	Use permits, waivers of development standards, and a design review for vehicle maintenance & repair separation from residential use	Approved by PC	May 2023
UC-21-0213	Food truck - expired	Approved by PC	June 2021
UC-0621-17	Auto repair - expired	Approved by BCC	September 2017
UC-0212-12 (ET-0110-14)	Extension of time for a use permit to allow for an auto repair/maintenance/tire repair - expired	Approved by BCC	November 2014
UC-0212-12	Auto repair/maintenance/tire repair - expired	Approved by BCC	November 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & H-	Retail & undeveloped
South	Business Employment	H-2	Single family residential
East	Business Employment	H-2 & M-D	Automobile maintenance, single family residential, & vehicle repair
West	Business Employment	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

From photos provided by the applicant, staff can confirm that the cars previously stored on the parking lot outside of normal business hours have been removed. The photographs also show that the parking lot has been recently restriped and mesh coverings have been provided for the fence along the east property line. The applicant has also informed staff that the storage container (referenced in the previous conditions of approval) will be removed, eliminating the need for a building permit and inspection. Finally, staff has confirmed that there are no active Code enforcement cases on the property.

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

- Remove the time limit to review;
- Remove the storage container.
- Applicant is advised that the completion date from the original application remains May 16, 2024; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KG REAL ESTATE, LLC

CONTACT: BLAZE KATZ, 3900 S. HUALAPAI WAY #200, LAS VEGAS, NV 89147

DRAFT

23-400132

August 30, 2023

VIA EMAIL

Clark County Department of Comprehensive Planning
702-455-4314

RE: Application Review Justification Letter (APN# 140-18-102-029)
3162 & 3164 N Las Vegas Blvd, Las Vegas, Nevada 89115 (the "Property")

Dear Clark County Department of Comprehensive Planning,

KG Real Estate, LLC would like to formally request an Application for Review as a public hearing pursuant to the Conditions of Approval outlined for project UC-23-0137. We have taken significant strides to improve the overall condition and operations of the Property. Since our Planning Commission meeting on May 16, 2023, we have employed a towing company to monitor the parking situation at the Property to tow vehicles that are being left or stored on the Property beyond the hours of operation from 7:00am – 7:00pm daily as shown in Exhibit A ("**Exhibit A**") to maintain a safe, clean, and accessible environment for both the tenants and customers. The parking lot has also been restriped to match the Site Plan to optimize its space for the best possible parking layout without sacrificing its ease of access and maneuverability ("**Exhibit B**"). Mesh screening has been installed on the east fence along the access easement to further block the visibility from the adjacent residential uses ("**Exhibit C**"). After further consideration to best fit the Property, we have elected to have the storage container removed from the Property. The owner of the storage container has been out of the country for the past few weeks which has delayed the removal of the container, but they have agreed to have it removed.

We look forward to the continued operation of the Property with its intended use since its construction in 1970 while boosting the economic viability and providing the community with employment opportunities which promotes the Comprehensive Master Plan's goals.

Sincerely,

KG Real Estate, LLC,
a California corporation

DocuSigned by:
Kazbek Kurbanov
By: _____
Name: Kazbek Kurbanov
Its: Manager
Date: 8/30/2023 | 2:11 PM PDT

11/07/23 PC AGENDA SHEET

RECREATIONAL VEHICLE REPAIR
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0456-BELLO STEPHEN MICHAEL:

HOLDOVER USE PERMITS for the following: 1) allow recreational vehicle repair (conversions) as a principal use; and 2) reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone.

Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-711-002 through 140-18-711-018 ptn

USE PERMITS:

1. Allow a recreational vehicle repair facility as a principal use when not in conjunction with a related indoor principal use where not permitted per Table 30.44-1.
2. Reduce the separation from a recreational vehicle repair facility to a residential use to 98 feet where 200 feet is the standard per Table 30.44-1 (a 51% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2769 N. Lamb Boulevard
- Site Acreage: 0.4 (site)/7.7 (overall complex)
- Project Type: Recreational vehicle repair facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 6,250
- Parking Required/Provided: 8/11 (site) / 264/265 (overall complex)

Site Plans

The site plan depicts 9 existing buildings (8 office/warehouse and 1 retail), consisting of 114,750 square foot industrial and retail complex located on west side of Lamb Boulevard and the south

side of Alto Avenue. The plans show the 14,750 square foot retail building is in the northeast portion of the site, on the southwest corner of Alto Avenue and Lamb Boulevard, with the industrial buildings located in the southern portion of the site. The subject location of the recreational vehicle repair facility is approximately 278 feet from the western property line. The building is split between 2 parcels with the recreational vehicle repair facility located on the west side of the building. The building is spaced about 20 feet from the building to the west, 98 feet from the northern property line, which is adjacent to residential uses, and 43 feet from the southern property line. Parking is provided in small lots in the front and rear of each industrial building, with a total of 11 spaces on the subject site, where 8 spaces are required, and a total of 265 spaces provided across the entire site, where 264 spaces are required. Access to the site is provided by a commercial driveway on the east side of the site that connects with Lamb Boulevard, with a drive aisle that extends the entire length of the site connecting all industrial buildings and the retail building.

Landscaping

The landscaping plans provided show the parking lot landscaping of the industrial portion of the site contains landscaping finger islands every 8 to 9 spaces in the rear parking areas along the southern property line. These finger islands contain native desert mesquite (*Prosopis sp.*) trees. Within the front parking areas, landscape islands relay the pedestrian walkway from Lamb Boulevard through the industrial portion of the site and contain terminating landscape islands with mesquite trees with 7 parking spaces between the islands. The plans show that a 7 foot to 15 foot landscaping strip is provided along Lamb Boulevard, which includes 5 foot wide attached sidewalks. The street landscaping contains several mesquite trees along with Pindo Palm (*Butia capitata*) trees with shrubs filling in the groundcover. Along the northern and western property lines of the site, bordering the adjacent residential uses, the plan indicates that a 10 foot landscaping strip is provided, which contains 2 rows of mesquite trees with each tree in the same row, separated by 20 feet on center to create an intense buffer. Aerial photos indicate that there appear to be significant gaps in the provided intense buffer.

Elevations

The plans provided depict an existing 24 foot tall office/warehouse building. The building is mostly a standard rectangular industrial building with a pop-out block and metal entrance awning. The exterior of the building is primarily reddish-brown CMU block with similar CMU roof caps. The roof line is primarily flat with the awning having a gabled roof. Access to the building is provided by 2 commercial window-door systems located on the north elevation of the building. In addition, 2 metal roll-up doors are provided, 1 on the north elevation and 1 on the south elevation for each half of the building. Metal industrial doors are provided on the interior of each metal roll-up door on the south elevation of the building.

Floor Plans

The floor plans show that each industrial building has 2 suites with each suite having a mirrored set-up. The plans show that a 5,765 square foot work and storage area is provided within the warehouse portion of the suite. This work and storage area contains 10 work bays located along the eastern and western walls of the building and varying in size from 52 square feet up to 465 square feet. Two storage areas are also provided with one 327 square foot storage area in the southeast corner of the suite, and another 165 square foot storage area in the north central portion

of the suite. In the northeastern portion of the suite, a 485 square foot office area is provided, which contains office spaces and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed business at this location will be a recreational vehicle repair facility, which will operate Monday through Friday from 7:30 a.m. to 4:30 p.m. and on Saturday from 8:00 a.m. to 4:00 p.m. The applicant indicates that there is sufficient parking on the site and the proposed uses are compatible with the existing industrial development where the subject site is located. In addition, the applicant states that there should be no impacts to the residential properties to the north, as the building itself is set back 98 feet from the backyards of the residential properties. They also state that most work on vehicles will occur in the rear of the building but will have some work and storage in the front of the building during peak times.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1278-06 (WC-0105-15)	Waived the condition of a use permit requiring parking lot gates to remain unlocked during business hours	Approved by BCC	November 2015
WS-0692-09	Reduced landscaping and residential separations with attached sidewalks for an industrial and retail development	Approved by BCC	April 2010
UC-1278-06	Industrial and retail development with attached sidewalks	Approved by BCC	November 2006
VS-1271-06	Vacated and abandoned 5 feet of Lamb Boulevard and Alto Avenue for sidewalk - recorded	Approved by PC	October 2006
TM-0322-06	1 lot industrial subdivision	Approved by PC	September 2006
ZC-0563-06	Reclassified the site from R-E to M-D zoning for a future industrial development	Approved by BCC	June 2006
VC-1392-99	Outside storage of wood - expired	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Single family residential & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	M-D	Distribution center & undeveloped
West	Business Employment	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

Comprehensive Planning

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

While the location of the proposed industrial type use (recreational vehicle conversions) makes sense in the general context of an industrial/retail complex, there are other factors that need to be considered in determining the compatibility of the use. In particular, the use of the site for recreational vehicle repair is more intense than the other uses that are currently found within the complex, such as small appliance repair and contractors' offices. While the repair services may be similar, vehicle repair can be much noisier and require significantly heavier machinery to complete jobs, which might have greater environmental impacts on both the residential areas to the north and the other businesses within the complex. In addition, the subject complex was approved with a significant intense landscape buffer (Figure 30.64-12) between the site of the proposed use and the residential properties to the north. Based on aerial photographs it appears that much of this landscape was either not provided or has since died, meaning a proper landscape buffer does not exist between the vehicle repair facility and residential areas to the north. The applicant has also indicated that they currently conduct repairs and conversion activities outside in front of the building and have a roll-up door which faces the residential uses to the north. No other businesses in the complex appear to conduct outdoor work in the front of their buildings, and most outside storage in the complex appears to be in the rear of the building screened from view. Staff's concern is that such activities can be a major nuisance to the residential neighbors to the north with no buffer provided and the possible impacts on parking, especially since the applicant has also indicated the desire to sell the vehicles that are repaired, which may also further impact the parking on site. In addition, the front facing roll-up doors may pose an issue if they are left open while work is conducted, as a lack of buffering may cause disturbing noises to travel or leave hazardous work open to the surroundings.

Given the concerns that staff has regarding the proposed use, staff finds that, while the neighborhood where these uses are proposed is in transition from residential to industrial and there will always be some nuisances as a result, proper mitigation of the proposed activities and their impacts have not been sufficiently provided and, as a result, cannot support these use permits.

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:

- Provide an intense landscape buffer per Figure 30.64-12 along the northern property line of the subject site;
- Roll-up doors facing adjacent residential uses must remain closed when not in use to screen any work and attenuate any noise;
- No on-site display of vehicles for sale;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the installation and use of cooling systems that consumptively use water will be prohibited; no outside storage is permitted within the front or side yards; all work must be done within an enclosed building; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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:

PLANNING COMMISSION ACTION: September 19, 2023 – HELD – To 11/07/23 – per the applicant.

APPLICANT: MY BUS HOTEL, LLC

CONTACT: TIMOTHY WELLS, PELOTON LAND SOLUTIONS, 5888 W. SUNSET RD, SUITE 101, LAS VEGAS, NV 89118

DRAFT

11/07/23 PC AGENDA SHEET

CARPORT
(TITLE 30)

WALNUT RD/GOWAN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:

AMENDED USE PERMIT to allow an accessory structure not architecturally compatible with the principal residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce access gate setback (previously not notified); and 3) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone.

Generally located on the east side of Walnut Road, approximately 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)

RELATED INFORMATION:

APN:
140-07-614-004

USE PERMIT:

Allow an accessory structure not architecturally compatible with the principal residence where architectural compatibility is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an accessory structure (carport) to 2 feet where 20 feet is required per Table 30.40-2 (a 90% reduction).
b. Reduce the setback between a street and a structure to 2 feet where 10 feet is required per Section 30.56.040(d) (an 80% reduction) (previously not notified).
2. Reduce access gate setback along a collector street to zero feet where 18 feet is required per Section 30.64.020 (a 100% reduction) (previously not notified).
3. Reduce the building separation between a residence to a carport to 2 feet where 6 feet is required per Table 30.40-2 (a 67% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3630 N. Walnut Road

- Site Acreage: 0.2
- Project Type: Carport
- Building Height (feet): 12
- Square Feet: 500

Site Plan

The plan shows a single family residence centrally located on the site with access from Walnut Road on the west side of the site. The carport is located in the northwest portion of the site, set back 6 feet from the side (north) property line and 2 feet from the front (west) property line. The carport is located 2 feet to the west of the residence, where a 6 foot separation is required. The carport is 20 feet wide and extends 25 feet over the driveway. A decorative fence with a vehicular access gate for the driveway and a pedestrian gate is located along the front property line.

Landscaping

Trees and shrubs are located on the perimeter of the front yard. The driveway is constructed of decorative concrete, painted a darker color than the other concrete in the front yard.

Elevations

The carport is constructed of metal posts with an aluminum roof which will be painted to match the residence. The carport is 12 feet to the highest point of the pitched roof.

Applicant's Justification

The applicant indicates the carport will provide shade for his car and he has provided letters of consent from the neighbors to the north and south of his property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	R-1	Single family residential
West	Business Employment	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

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.

Use Permit and Waivers of Development Standards

The carport is within the front yard, which requires compatibility with the building materials and color of the residence. While the carport will be painted to match the residence, the metal posts and roof are not compatible with the stucco exterior of the residence. The reduced setback does not allow for any type of mitigation to soften the metal structure which is near the street.

Setbacks are required to provide open space within the property to promote safety, and to provide an aesthetically pleasing streetscape. There are no other structures within the front setback of neighboring properties on the east side of Walnut Road. Staff typically does not support reductions to the setback from a street and does not support this request.

Building separation helps to reduce the impact of a large mass along the streetscape. In this case the separation from the residence does not create a visual impact from the street. The structure is required to meet all Building and Fire Code requirements. However, since staff does not support the use permit of the waiver to the setback, staff does not support the reduced building separation.

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:

- **Paint the carport to match the residence.**
- Applicant is advised that approval of this request does not constitute or imply approval of any other required permits and/or licenses; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARTIN FIERRO MANRIQUEZ

CONTACT: MARTIN FIERRO MANRIQUEZ, 3630 N. WALNUT RD, LAS VEGAS, NV
89115

DRAFT

Martin Fierro
3630 N Walnut Rd.
Las Vegas, NV 89115

To whom it may concern:

I, Martin Fierro, would like to build a carport over an already existing cement slab in my driveway in front of my home. I am requesting a special use permit to allow for this accessory structure that will not be architecturally compatible with the home, as well as a waiver of development standards to waive the building separation and setback requirements. I have received letters of support from several of my neighbors who have no objection to my proposed carport. This car cover will be to provide shade to my car. There will be 2 feet between my home and the accessory structure, 2 feet from the front property line, and 6 feet from the side property line. The structure will be 25' x 20' for a total square footage of 250 square feet, and it will be 12 feet tall at the peak. The structure will have support posts and an aluminum roof that will be painted to match the roof color of the home.

If you have any questions or concerns, please feel free to contact me at (702) 587-1877.

Attentively,
Martin Fierro

11/07/23 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

BEESLEY DR/STEWART AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0627-JUAREZ ERIK SALGADO:

USE PERMITS for the following: **1)** allow an accessory structure (shade structure with restrooms) larger than one half the footprint of the existing principal dwelling; and **2)** allow a detached accessory structure not architecturally compatible with the principal structure on 0.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Beesley Drive and the south side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:
140-34-311-027

USE PERMITS:

1. Allow the area of an existing accessory structure (shade structure with restrooms) to be 1,387 square feet where 1,309 square feet (50% of the footprint of the principal dwelling) is the maximum per Table 30.44-1 (a 6% increase).
2. Allow a detached accessory structure not architecturally compatible with the principal building (residence) where required per Table 30.44-1.

LAND USE PLAN:
SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 387 Beesley Drive
- Site Acreage: 0.7
- Project Type: Detached accessory structure
- Number of Stories: 1
- Building Height (feet): 12.5
- Square Feet: 2,618 (residence)/1,387 (shade structure with restrooms)

Site Plans

The plans depict an existing single family residence with an existing detached shade structure with restrooms constructed on the western portion of the lot. Access to the site is from Beesley Drive. The shade structure building is set back 17 feet from the south property line, over 90 feet from the west property line, over 30 feet from the north property line, and separated by 61 feet from the residence.

Landscaping

The site includes existing trees along the north property line, and landscaping along the front and rear of the residence. The rear yard between the residence and the shade structure includes seating areas and raised planters. There are 3 planters along the south property line in the rear yard with 1 tree in each planter with shrubbery. The western portion of the site does not include landscaping.

Elevations

The plan depicts an existing shade structure which consists of metal roofing and 3 sides enclosed with metal exterior walls. The structure has an overall height of 12.5 feet. Exterior materials include metal siding. The existing single story residence includes painted stucco exterior with barrel tile roofing.

Floor Plans

The plan depicts an open metal shade structure that includes restrooms on the north side of the building which includes a countertop and sink area. The west side of the building is enclosed and most of the north and south sides are partially enclosed. The east side of the building is open.

Applicant's Justification

The applicant indicates that they request to have the structure approved as constructed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0557-13 (ET-15-400157)	First extension of time for a place of worship	Withdrawn	
UC-0557-13	Place of worship - expired	Approved by PC	November 2013

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE-22-06007 is an active public response case for construction without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The property is 0.7 acres in size, and the detached accessory structure meets all setback and separation requirements. As a result, the site includes adequate area to accommodate the increased size of the proposed structure. The residence to the west is constructed to face Stewart Avenue and consists of painted stucco exterior and hip roof with barrel tile. Additionally, that site has a detached garage located to the west of the residence constructed of CMU block and flat parapet roof. The property to the south of the subject parcel is undeveloped. Staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory shade structure that exceeds one half the footprint of the principal single family residence. The existing trees along the south property line help soften the look and potential visual impact of the structure to any future residence.

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

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADRIAN PLATA

CONTACT: ADRIAN PLATA, 4950 S. RAINBOW BLVD, SUITE 150-613, LAS VEGAS, NV 89118

DRAFT



09/05/2023

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for Waiver for An Unpermitted Accessory Structure Located at:
387 Beesley Dr Las Vegas, NV 89110
APN: 140-34-311-027
Zoned: R-E

CCpro violation
CE 22-06007

Presented are plans that include a Site Plan, Overall Floor Plan, Roof Plans, Site Sections and Exterior Elevations for a 1388 Square Foot Outdoor Shade Structure and a 6' CMU Retaining Wall.

Based off Clark County's zoning code (Table 30.44-1) for accessory uses and structures, we are submitting a land use application to obtain a Use Permit for the following items:

1. The outdoor shade structure will exceed 50% of the footprint of the principal dwelling structure. The principal dwelling structure is 2,618 square feet and the new accessory structure is 1,387 square feet. This will exceed 50% of the footprint of the principal structure by 5.6%
2. The outdoor shade structure has an exterior finish of metal panels and metal walls which is not architecturally compatible with the principle building that has an exterior stucco finish and wood walls.

We are respectfully requesting a Use Permit to help the owner obtain permission to waive the above items in Table 30.44-1. We understand a building permit is still required and will be applied for.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,
Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com



11/07/23 PC AGENDA SHEET

TIRE SALES & INSTALLATION
VEHICLE MAINTENANCE
(TITLE 30)

NELLIS BLVD/CHEYENNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0641-LTG LLC:

USE PERMITS for the following: 1) tire sales and installation facility in an APZ-1 Overlay District; 2) vehicle maintenance (smog check) facility in an APZ-1 Overlay District; 3) reduce the setback for a tire sales and installation facility to a residential use; 4) reduce the separation for a vehicle maintenance (smog check) facility to a residential use; 5) allow overhead and service bay doors to face a public right-of-way; 6) allow outside storage to be visible from the public right-of-way and a less intensive use; 7) allow outside storage in front of the building; 8) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 9) allow alternative design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce parking lot landscaping; 3) landscaping adjacent to a less intensive use; 4) reduce setbacks; 5) mechanical equipment screening; 6) reduce drive aisle width; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) off-site improvements (curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) tire sales and installation facility; 2) vehicle maintenance (smog check) facility; 3) accessory structures (storage containers); and 4) accessory outside storage on 0.8 acres in an M-D (Designed Manufacturing) (APZ-1 & AE-80) Zone.

Generally located on the east side of Nellis Boulevard and the south side of Cheyenne Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:
140-16-101-013

USE PERMITS:

1. Permit a tire sales and installation facility in an APZ-1 Overlay District.
2. Permit a vehicle maintenance (smog check) facility in an APZ-1 Overlay District.
3. Reduce the setback for a tire sales and installation facility to a residential use to 130 feet where a minimum of 200 feet is required per Table 30.44-1 (a 35% reduction).
4. Reduce the separation for a vehicle maintenance facility to a residential use to 30 feet where a minimum of 200 feet is required per Table 30.44-1 (an 85% reduction).
5. Allow overhead and service bay doors for tire sales and installation and vehicle maintenance facilities to face a public right-of-way (Cheyenne Avenue) where not

- permitted unless screened from a street by landscaping or another building per Table 30.44-1.
6. Allow outside storage to be visible from the public right-of-way (Cheyenne Avenue and Nellis Boulevard) and a less intensive use (single family residential development) where outside storage must be screened from any right-of-way and from any adjacent less intensive uses with a screened fence or wall per Table 30.44-1.
 7. Allow outside storage in front of the building where outside storage must be located behind the front of the building per Table 30.44-1.
 8. Allow accessory structures (storage containers) within the front, side, and rear yards and visible from any street or residential development to not be architecturally compatible with the principal building where required per Table 30.44-1.
 9. Allow non-decorative metal building materials for accessory structures (storage containers) where not permitted per Table 30.44-1 and Table 30.56-2.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate sidewalk and allow reduced street landscaping along a portion of Cheyenne Avenue where a detached sidewalk and landscaping are required per Figure 30.64-17 and Section 30.64.030.
 - b. Eliminate sidewalk and street landscaping along a portion of Cheyenne Avenue where a detached sidewalk and landscaping are required per Figure 30.64-17 and Section 30.64.030.
 - c. Allow reduced street landscaping along Nellis Boulevard where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030.
2. Reduce parking lot landscaping where 1 large canopy tree for every 6 parking spaces or 1 medium canopy tree for every 4 parking spaces is required per Figure 30.64-14.
3. Eliminate landscaping adjacent to a less intensive use (single family residential) where landscaping is required per Figure 30.64-11.
4.
 - a. Reduce the front setback for a decorative fence and decorative wall to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the side street (corner) setback for a decorative fence to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - c. Reduce the setback from the right-of-way (Cheyenne Avenue and Nellis Boulevard) for a decorative fence to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
5. Allow existing rooftop mounted mechanical equipment to remain unscreened where all mechanical equipment shall be screened per Table 30.56-2.
6. Reduce drive aisle width to 14 feet where a 2 way drive aisle width of 20 feet is required adjacent to parallel parking spaces per Table 30.60-4 (a 30% reduction).
7. Reduce throat depth to 10 feet for a driveway along Cheyenne Avenue where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
8. Reduce the departure distance from the intersection of Nellis Boulevard and Cheyenne Avenue to 72 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 62.1% reduction).
9. Waive off-site improvements (curb, gutter, sidewalk, and streetlights) along Cheyenne Avenue where required per Chapter 30.52.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3188 N. Nellis Boulevard
- Site Acreage: 0.8
- Project Type: Tire sales and installation facility & vehicle maintenance (smog check)
- Number of Stories: 2 (Building 1 – Tire Sales and Installation)/1 (Building 2 – vehicle maintenance)/1 (storage containers)
- Building Height (feet): 30 (Building 1)/14 (Building 2)/9 (storage containers)
- Square Feet: 2,160 (Building 1)/1,728 (Building 2)/360 (storage containers)
- Parking Required/Provided: 21/24

History and Request

The subject property, consisting of 0.8 acres, was reclassified to an M-D zoning district via ZC-114-73 by the Board of County Commissioners (BCC) in October 1973. Throughout the decades, various automobile related uses such as vehicle sales, and more recently, tire sales and installation have been approved by both the Planning Commission and BCC. These previously approved applications have subsequently expired, and the applicant is now requesting to re-establish the use of a tire sales and installation facility in addition to a vehicle maintenance facility consisting of a smog check. Accessory outside storage is also a component of this request. The following sections describe the nature of the current proposal in further detail, including all waivers of development standards associated with this request.

Site Plans

The plans depict proposed tire sales and installation and vehicle maintenance (smog check) facilities consisting of 2 existing buildings located at the southeast corner of Nellis Boulevard and Cheyenne Avenue. Five shipping containers are also located on the site.

Building 1 is the westernmost building and features the tire sales and installation facility has the following setbacks: 1) 65 feet from the north property line adjacent to Cheyenne Avenue; 2) 126 feet from the west property line along Nellis Boulevard; 3) 4.5 feet from the south property line; and 4) 130 feet from the east property line adjacent to the single family residential development requiring a use permit to reduce separation distance between uses. An existing single family residence is also located 175 feet to the south from the tire sales and installation facility. A total of 5 accessory structures (shipping containers) utilized for the storage of tires, are located immediately to the west of Building 1.

Building 2 is the easternmost building and contains the vehicle maintenance (smog check) facility and has the following setbacks: 1) 21 feet from the north property line adjacent to Cheyenne Avenue; 2) 191 feet from the west property line along Nellis Boulevard; 3) 65 feet from the south property line; and 4) 30 feet from the east property line adjacent to the single family residential development, necessitating a use permit to reduce separation distance between uses.

The setbacks for the shipping containers are as follows: 1) 64.5 feet from the north property line adjacent to Cheyenne Avenue; 2) 20 feet from the west property line along Nellis Boulevard; 3) 5.5 feet from the south property line; and 4) 210.5 feet from the west property line adjacent to the single family residential development.

Immediately to the north and east of the shipping containers is an accessory outside storage area for tires, measuring 3,027 square feet, featuring a paved surface. The outside storage will not be screened, remaining visible from the public right-of-way (Nellis Boulevard and Cheyenne Avenue), and the residential development to the east. A use permit is required to waive the outside storage screening requirements.

Access to the site is granted along Cheyenne Avenue via an access gate with a setback of 20 feet from the north property line. The gate will remain open during business hours. The project site requires 21 parking spaces where 24 parking spaces are provided. Three parallel parking spaces are located immediately north of Building 2, adjacent to a 14 foot wide drive aisle, which also requires a waiver of development standards since the minimum width of a drive aisle with adjacent parking is 24 feet. A waiver is requested to reduce the throat depth for the existing driveway along Cheyenne Avenue, in addition to reducing the departure distance to the driveway from the intersection of Nellis Boulevard and Cheyenne Avenue. A waiver is also requested to eliminate off-site improvements along Cheyenne Avenue, including curb, gutter, sidewalk, and street lighting. Paving will be installed up to the north property line of the site, adjacent to the street.

Landscaping

The plans depict a landscape area along the northwest corner of the site, adjacent to Cheyenne Avenue, measuring 6 feet in width consisting of shrubs and groundcover (waiver #1a). No street landscaping is provided at the northeast corner of the site, between Cheyenne Avenue and Building 2 (waiver #1b). A street landscaping area measuring 6 feet in width, consisting of shrubs and groundcover, is located behind an existing attached 5 foot wide sidewalk along Nellis Boulevard (waiver #1c). A total of 7 landscape finger islands, and 2 landscape planters, are distributed throughout the interior of the site. However, only 3 trees are provided within the interior of the site necessitating a waiver to reduce parking lot landscaping. A decorative wrought iron fence measuring 6 feet in height is located along Nellis Boulevard and the northwest corner of the site, adjacent to Cheyenne Avenue. A 6 foot high decorative wall with wrought iron is proposed at the northeast corner of the site, along Cheyenne Avenue. An existing 8 foot high CMU block wall is located along the east property line, adjacent to the single family residential development.

Elevations

Building 1 (tire sales and installation) consists of 2 stories and measures up to 30 feet in height to the top of the parapet wall with a stucco exterior. Building 1 is painted with neutral, earth tone colors and horizontal accent lines painted in red. The north elevation of the building features 2 overhead roll-up doors, painted red, oriented towards Cheyenne Avenue.

Building 2 (vehicle maintenance) measures up to 14 feet in height to the top of the flat roof. An existing, unscreened, rooftop mounted air conditioner is located on top of the building. Building

2 consists of CMU block painted with neutral, earth tone colors, in addition to a blue accent trim along the top of the roofline. Four overhead roll-up doors face towards Cheyenne Avenue, and are painted blue.

The 5 accessory structures (storage containers) consist of a non-decorative metal exterior and measure up to 9 feet in height.

Floor Plans

The plans depict a first floor area for Building 1 that measures 1,200 square feet consisting of 2 vehicle bays, accessory offices, restroom, and storage area. The second floor of Building 1 measures 960 square feet and is utilized for storage. An exterior staircase, located on the east side of the building, provides access to the second floor.

Building 2 measures 1,728 square feet in area consisting of 4 vehicle bays, office, restroom, and reception area.

The 5 accessory structures (storage containers) each measure 360 square feet for a total area consisting of 1,800 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the tire sales and installation facility and vehicle maintenance (smog check) facility are an overall benefit to the community; they fill an important practical need in the community and the business has demonstrated that it is economically viable at this location. In addition, the use of metal storage containers has proven to be an effective method for securing inventory and discouraging potential criminal activity (break-ins). As this entire area is mixed industrial, the developed site is consistent with the overall make-up of the area.

The applicant indicates the residential property to the east is master planned BE and is surrounded on 3 sides by industrial property: M-D zoning to the west, R-E/M-D zoning to the east, and M-1 zoning to the south. It is fully expected that the property will eventually have industrial zoning, as such, the standards would no longer apply. In addition, there is an 8 foot high block wall that separates the 2 properties and serves as both screening and buffering. Nellis AFB is screened with a 6 foot high block wall along the north side of Cheyenne Avenue directly in front of the base. Screening for Building 2 overhead doors is provided with a decorative wall and a wrought iron view fence.

The applicant states that there is no traffic or access to Cheyenne Avenue east of Nellis Boulevard and the north half of Cheyenne Avenue is occupied by Nellis AFB. This significantly reduces the amount of traffic expected. Cheyenne Avenue terminates approximately 2,300 feet east of the project site, further reducing the amount of traffic. The location of the existing buildings prevents the minimum throat depth from being met. The 25 foot throat depth criteria was established after the buildings were constructed. The intent is to leave the existing landscaping the same because 1) it is compatible with surrounding conditions; and 2) increasing

the landscaping puts additional demand on the water system that is already under stress. The wrought iron view fence also gives law enforcement better visibility. Setting the wrought iron fence and decorative view fence at zero foot setbacks helps to better secure the site and deters vandalism.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0647-17	Tire sales and installation facility in an APZ-1 Overlay District; reduce the setback from a residential use; allow overhead doors to face a public right-of-way; allow accessory structures (storage containers) not architecturally compatible with the principal building; allow alternative design standards; with waivers for alternative landscaping and screening along streets; eliminate parking lot landscaping; and allow modified driveway design standards; and design reviews for a tire sales and installation facility and accessory structures (storage containers)	Approved by BCC	September 2017
UC-1393-06	Tire sales and installation facility - expired	Approved by PC	November 2006
WT-0734-98	Waiver to extend time limits on off-site improvements	Approved by BCC	June 1998
VC-0622-97	Variance to reduce the separation for an automobile sales lot with a new 2,400 square foot building from a residential use	Approved by PC	May 1997
ZC-114-73	Reclassified the parcel to M-D zoning for a repair shop	Approved by BCC	October 1973

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Nellis Air Force Base	P-F	Nellis Air Force Base
South	Business Employment	M-1	Outside storage
East	Business Employment	R-2	Single family residential
West	Business Employment	C-2	Convenience store with gasoline station

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 Permits #1 & #2

Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents and arriving/departing aircraft. Special use permits are required in the APZ-1 and APZ- 2 Overlay Districts to evaluate any impacts or interference the proposed uses may have on the operations of Nellis Air Force Base (NAFB). The use permit applications are to ensure compatibility between various land uses and NAFB. According to Title 30, tire sales and installation and vehicle maintenance facilities may be appropriate in the APZ-1 and APZ-2 Overlay Districts based on various factors including labor intensity, height of the structures, structural coverage, explosive characteristics, air pollution, size of establishments, density of people, and peak period concentrations (including customers/visitors). Staff finds the proposed uses do not conflict with the APZ-1 sub-district when considering factors such as labor intensity, density of people, and peak period concentrations (including customers/visitors). Staff finds that the proposed uses are compatible with the abutting commercial use to the west, NAFB to the north, and the industrial use to the south. For the purposes of the APZ-1 Overlay District, the proposed uses should not have a negative impact on NAFB operations. However, since staff is not supporting use permits 3 through 9, the waivers of development standards, and the design reviews, staff cannot support these requests.

Use Permits #3 & #4 and Waiver of Development Standards #3

The intent of the required separation and setback distance between the tire sales and installation, vehicle maintenance (smog check) facilities, and a residential use is to mitigate any impact the operations of the facilities may have on existing dwellings. Staff finds the reduced separation distances between the facilities and the residential dwellings is significant. Furthermore, the request to eliminate the required landscaping along the east property line is a self-imposed burden as there is enough area to provide the required large evergreen trees. Therefore, staff recommends denial of these requests.

Use Permit #5

Staff recognizes the existing buildings have been constructed with overhead roll-up doors facing towards Cheyenne Avenue. However, since trees are not being provided within the landscape area along Cheyenne Avenue that would assist in screening the doors, staff cannot support this request.

Use Permits #6 & #7 and Design Review #4

The accessory outside storage area is located along the west portion of the site, visible from both Cheyenne Avenue and Nellis Boulevard. The lack of screening for the accessory outside storage from the right-of-way, in conjunction with the location of the storage area in proximity to the

right-of-way, is not conducive to improving the aesthetics of the surrounding area. These requests are a self-imposed burden; therefore, staff recommends denial.

Use Permits #8 & #9 and Design Review #3

Staff is concerned with the visibility of the storage containers from the right-of-way, in addition to the multitude of containers within project site. The number of storage containers has increased from no containers on the site in the Spring of 2017, to 5 containers currently on the subject property. Therefore, staff recommends denial of this requests with an if approved condition to paint the storage containers to match the color of the tire sales and installation facility (Building 1). Staff recommends an if approved condition for 1 year to review as a public hearing to ensure the existing outside storage complies with the site plan on file.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Cheyenne Avenue and Nellis Boulevard are both major thoroughfares, designated as arterial streets within the Master Plan. The request to reduce street landscaping is a self-imposed burden; therefore, staff cannot support this request.

Waiver of Development Standards #2

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The request to waive the required landscaping is a self-imposed burden. Staff finds the applicant has not provided compelling justification to waive the required parking lot landscaping; therefore, cannot support this request.

Waiver of Development Standards #4

The decorative fence and decorative wall will provide security to the project site; however, these structures encroach into the building and right-of-way setbacks required per Code. Furthermore, the decorative fence and decorative wall encroach into the required street landscape area along Cheyenne Avenue and Nellis Boulevard, which are required to be a minimum width of 15 feet. Therefore, staff cannot support this request.

Waiver of Development Standards #5

Staff recognizes the rooftop mounted air conditioning units located on Building 2 are existing and should have minimal to no impact on the surrounding properties. However, the units can easily be screened by utilizing a decorative metal screen. Therefore, staff recommends denial.

Waiver of Development Standards #6

The reduced 2-way vehicle drive aisle width is a self-imposed burden. The 3 parallel parking spaces adjacent to the reduced drive aisle could potentially be relocated elsewhere on site by removing a storage container and reducing the area of the accessory outside storage. Therefore, staff recommends denial.

Design Reviews #1 & #2

Staff does not object to the design of the existing buildings serving the tire sales and installation and vehicle maintenance (smog check) facilities. However, due to the numerous use permit and waivers of development standards requests, which staff is not supporting, staff recommends denial of the design reviews.

Public Works - Development Review

Waiver of Development Standards #7

Staff finds that the reduced throat depth for the commercial driveway will result in on street stacking of vehicles. Since Cheyenne Avenue is a arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Waiver of Development Standards #8

Staff cannot support the reduction in departure distance for the commercial driveway. Combined with Waiver #7, vehicles will not have enough distance to stop if other vehicles trying to access the parking lot are queuing in the right-of-way, causing potential for collisions.

Waiver of Development Standards #9

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

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 commence and review as a public hearing;
- 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;

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Paint accessory structures (storage containers) to match the color of the tires sales and installation facility (Building 1);
- 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; outside storage and display is prohibited as a principal use within the M-D zoning district; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Remove all improvements that are within the right-of-way;
- Perform a survey to insure that all private improvements are out of the right-of-way and on private property.

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: LLANTERA JUAREZ

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVE, STE 5, LAS VEGAS, NV
89119

August 29, 2023

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

UC-23-0641

**PLANNER
COPY**

RE: APR-23-100304 Justification Letter for Rev 3
Design Review, Use Permit and Waiver of Development Standards for Tire Shop Repair
and Installation and Smog
3188 N. Nellis Blvd.
APN: 140-16-101-013

Dear Staff:

On behalf of the applicant, Llantera Juarez, JPL Engineering, Inc. respectfully submits this Design Review Use Permit, and Waiver of Development Standards for Vehicle Maintenance (Tire Repair, and Installation and Smog Service), Accessory structure(s), and Outside Storage for the developed property at the SEC of Nellis and Cheyenne.

Site Description

The site is located on 0.78-acres at the SEC of Nellis Boulevard and Cheyenne Avenue. The site is fully developed. The site has two addresses and there are two existing buildings on the property. There is an 8-ft block wall along the south and east property lines and 6-ft fence mixed block/wrought iron view fence along the perimeter adjacent to the streets. To clarify there is no a retail area with the building as sales consists taking inventory directly from staging area storage areas.

Building 1 (3188 Nellis Blvd) is an existing 2160 sq-ft light brown stucco building trimmed in red with 225 sq-ft office, 2 drive-in service bays, 300 sq-ft of storage downs stairs and 960 sq-ft of storage upstairs. Building 1 is used for Tire Sales and Installation. The upper floor balcony is not used and will remain closed and unoccupied.

Building 2 (5405 Cheyenne Ave) is a 1728 sq-ft building light brown CMU block light brown building trimmed blue with 145 sq-ft office and 4 drive in service bays. Building 2 will be used for Vehicle Maintenance (Smog Testing).

Accessory Structures Storage- 5 Metal Storage Containers approximately 360 sq-ft each painted similar color as Building 1 (light brown).

Parking Calculations:

Outside Storage 3 spaces minimum = 3 spaces



Building 1 Total Area 2160 sq-ft
2 bays @ 3 spaces per bay = 6 spaces

Building 2 Total Area 1728 sq-ft
4 bays @ 3 spaces per bay = 12 spaces

Total Space Required = 21
Total Space Provided = 23

Also a 25'x10' loading zone is provided.

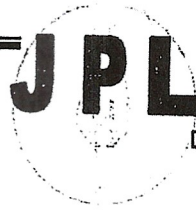
Zoning Information

The site is master planned BE and currently Zoned MD with APZ1 Airport Environs overlay district (Nellis Airforce Base). The site is adjacent to P-F Zoning (Nellis Airforce Base) to the North (APN: 140-09-101-001), M1 zoning South (APN: 140-16-101-004), and R2 to the East (APN: 140-17-501-003), the R-2 to the east which is master planned BE overlay which allows both MD and M1 zoning.

Use Permit Summary- The application includes use permit for the following Conditional uses on MD zoned property:

- 1) Vehicle Maintenance with APZ1 Airport Environs overlay district.
 - Building 1-Tire Sales and Installation
 - Building 2-Smog Testing
- 2) Outside Storage Use Permit requests
 - 3027 sq-ft for inventory and display storage visible from ROW
 - Nothing shall be stacked above the height of 6' perimeter fences.
- 3) Storage Located within the front of the building.
- 4) Building 1 Tire Sales and Installation- Reduce separation between tire installation and service from residential use to 135-ft where 200-ft is required.
- 5) Building 2 Smog Testing- Reduce Separation from a residential use to 30-ft where 200-ft is required.
- 6) Non-decorative accessory structures (5 Metal Storage Containers approximately 360 sq-ft per).
 - Allow non-decorative metal for Storage Containers
 - Allow Non-Architectural Compatibility with Primary Structure

Design Review and Use permit Explanation. The site is developed and is in use as Tire Installation and Repair with intent of adding Smog service to Building 2. This use is consistent with overall development in the area (a mixture of industrial uses including vehicle repair, material



storage and handling, construction yards intermixed with used vehicle sales along the Nellis Boulevard Corridor).

The request for Alternative Landscape Design for the following"

- 6' with landscape buffer within the fence along Nellis and Cheyenne in front of building 1
- Two Landscape Islands on Cheyenne in front of Building 2 with two medium size trees in place of 15' Landscape buffer

Waiver of Development Standards

- 1) Reduce distance of 200' for Vehicle Repair in a MD Zone (Smog and Building 1 Building 2)
- 2) Waiver of Cheyenne Avenue full offsite improvements
 - Eliminate Curb, Gutter and Sidewalk from Off-sites *SCREENLIGHTS*
 - Install AC pavement to Property line.
- 3) Allow distance of 72 feet driveway and intersection where 190' is required.
- 4) Allow overhead doors to face Public ROW (Cheyenne)
- 5) Allow Throat Depth of 10' where 25' is required.
- 6) Landscaping
 - Reduce landscaping in along Cheyenne and a portion of Nellis in front of Building 1 to 6' where 15' is required
 - Reduce landscaping along NE property line in front of Building 2 to 0' where 15 is required
 - Eliminate trees in parking isle behind Building 2
- 7) Reduce setback of wrought Iron fence and decorative fence along Nellis and Cheyenne to 0' where 20 feet is required.

Justification for Waiver of Development Standards

Justification Items 1 - The residential property to the east is master planned BE and is surrounded on 3 sides by industrial property: MD to the west and east and M-1 to the south. It is fully expected that the property will eventually have industrial zoning as such the standards would no longer apply. In addition, there is an 8-ft block wall that separates the two properties and serves as both screening and buffering.

Justification Items 2 and 3 - There is no traffic or access to Cheyenne east of Nellis Blvd, from the North half of Cheyenne as the area is occupied by Nellis AFB. This significantly reduces the amount of traffic expected in a 100' ROW; second, Cheyenne terminates approximately 2300-ft east of the our site, further reducing the amount of traffic except in a 100' ROW.

For these reasons Cheyenne functions more as a local street than a typical arterial street and therefore 1) several industrial properties along Cheyenne have developed without full offsite improvements. This also holds true for industrial developments along Betty Lane and Ringe Lane in the vicinity of the site. 2) The potential for traffic on Nellis to back up because the right turn movement into to the property is greatly reduced.

Justification Items 4-Along with the Justifications for item 3 and 4 above, Nellis AFB is screened with a 6' block wall along the north side of the Nellis directly in front of the property. In addition, as part of relocating the wall, screening for Building 2 overhead doors is provided with decorative wall and wrought iron view fence.

Justification Items 5-The location of the existing buildings prevents the minimum 25-ft being. The 25-ft throat depth criteria was established after the building were built and for that reason we are asking for the waiver.

Justification Item 6 and 7- The reduced landscape request is the same as currently exists. The intent is to leave the landscaping the same because 1) it is compatible with surrounding conditions 2) increasing the landscaping puts additional demand on the water system in that is already under stress. The wrought iron and view fence also gives laws enforcement better visibility. Setting the wrought iron fence and decorative view fence at 0 set backs helps to better secure the site and deters landscape vandalism.

The existing Tire Shop and proposed Smog Service are an overall benefit to the community: it fills an important practical need in the community and the business has demonstrated that it is economically viable at this location. In addition, the use of metal storage containers has proven to be an effective method for securing inventory and discouraging potential criminal activity (break-ins).

As this the entire area is mixed industrial, the developed site is consistent with the overall make up of the area. We respectfully request approval of this Land Use application.

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Thanks

James P. Lopez

James P. Lopez, P.E.
Principal Engineer

11/21/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

LAS VEGAS BLVD N/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres.

Generally located 30 feet north of Las Vegas Boulevard North and 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action)

RELATED INFORMATION:

APN:

140-05-801-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.8

Applicant's Justification

The applicant states that redesignating this parcel to BE will allow for a future rezoning with 4 other adjacent parcels, also designated as BE, for a future warehouse project. According to the applicant, the proposed land use change will meet a number of goals and policies within the Master Plan.

The applicant states that the proposed Plan Amendment will meet Goal 1 in the Master Plan which encourages reinvestment in established areas. It will also meet Goal 5.1, which encourages compatible development of businesses that provide an employment base.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0548-02	Reclassified 13.5 acres from R-4 to RUD zoning for a single family subdivision with a use permit for a planned unit development	Approved by BCC	May 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1615-00	Reclassified 13.3 acres from R-E and H-2 to R-4 zoning for an apartment complex - expired	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
South	Business Employment	C-2	Commercial building
East	Business Employment	RUD	undeveloped

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office and professional, light manufacturing, and public facility uses.

Staff finds the request for the Business Employment (BE) land use designation appropriate for this location. The property abuts Las Vegas Boulevard North, and a number of parcels directly south of, and adjacent to, that street are also designated as Business Employment (BE). The property adjacent to this parcel to the east is also designated BE.

Property along Las Vegas Boulevard North in this area is generally zoned for commercial or office uses, with a land use designation of commercial or light industrial. The BE land use designation would also be compatible with Nellis Air Force Base, considering the proximity of the site to the base. The request complies with Policy SM-5.1 of the Master Plan to encourage the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. The request also complies with Policy SM- 5.2 to encourage development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the Airport Environs Overlay (AEO) District.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023, at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

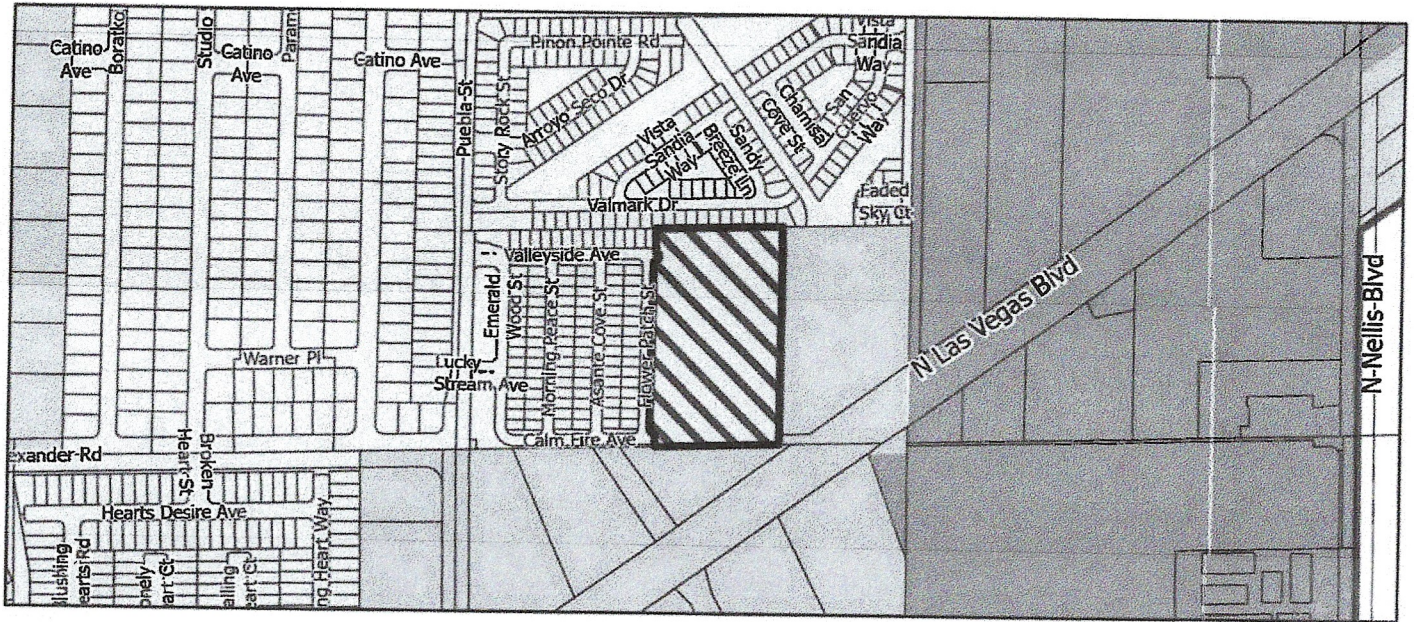
PROTEST:

APPLICANT: AVALON PARTNERSHIP GROUP, LLC

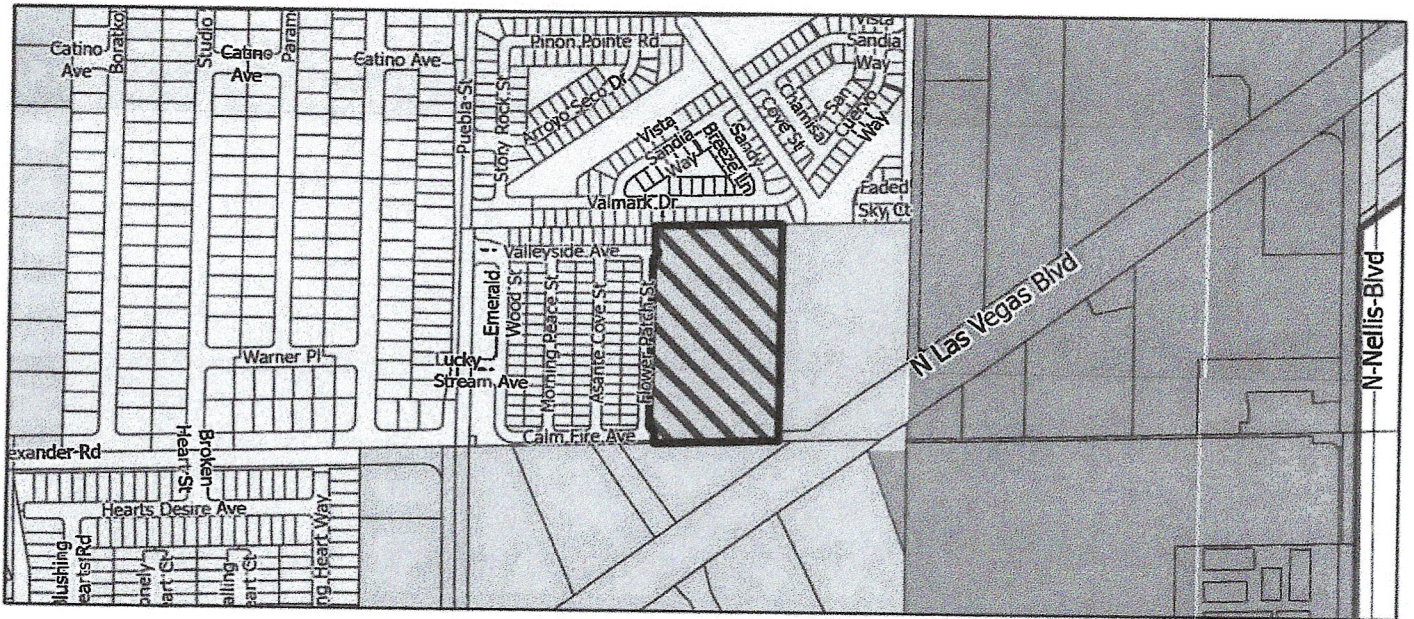
CONTACT: JAMES GRINDSTAFF, 2608 MOUNTAIN RAIL DRIVE, NORTH LAS VEGAS, NV 89084

DRAFT

Planned Land Use Amendment PA-23-700031



Current



Requested

DRAFT

Sunrise Manor Clark County, Nevada

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

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



11/21/23 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

HAPPY VALLEY AVE/ALOHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:

PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 4.8 acres.

Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-08-710-019; 161-08-710-023, 161-08-710-024

PROPOSED LAND USE PLAN:

SUNRISE MANOR - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

General Summary

Site Address: N/A

Site Acreage: 4.8

Applicant's Justification

The applicant states that the proposed Low-Intensity Suburban Neighborhood land use category appears more compatible with the surrounding area, including the existing R-1 zoned development north of the project site. According to the applicant, development of this in-fill site is compatible and harmonious with adjacent uses as there are similar existing single family residential communities encompassing the general area; therefore, having consistency with the surrounding development pattern. Lastly, there is a demand for housing in Sunrise Manor, and many pockets of vacant land are being converted to suburban single family residential development. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0207-08	Reclassified 7.9 acres from R-E to R-2 zoning for a residential development	Denied by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-1	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & place of worship
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
ZC-23-0677	A zone change to reclassify 4.8 acres from an R-E zoning to an R-1 zoning is a companion item on this agenda.
TM-23-500137	A tentative map for 24 single family lots and 2 common lots is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Staff finds the request for the Low-Intensity Suburban Neighborhood land use designation appropriate for this location. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This application is for low density residential development and is in character with development in the immediate area. No new residential development has occurred in the rural neighborhood in the past 15 years and the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in the Valley over time through compatible in-fill and redevelopment.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

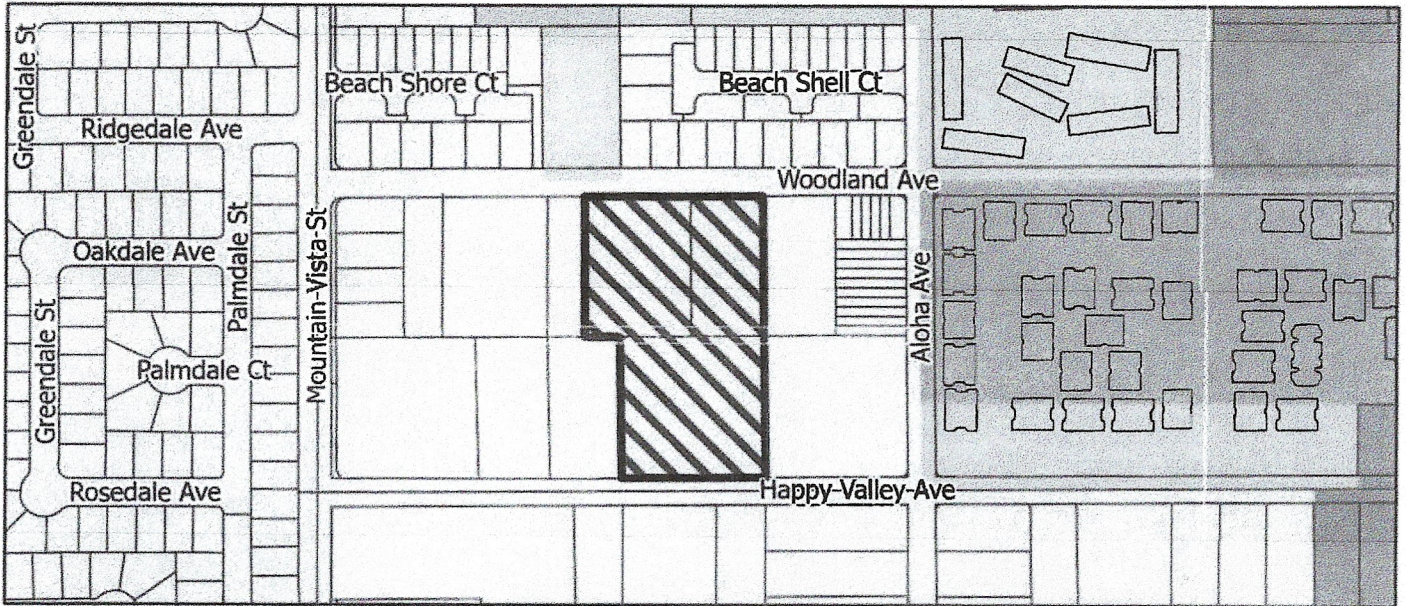
PROTEST:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

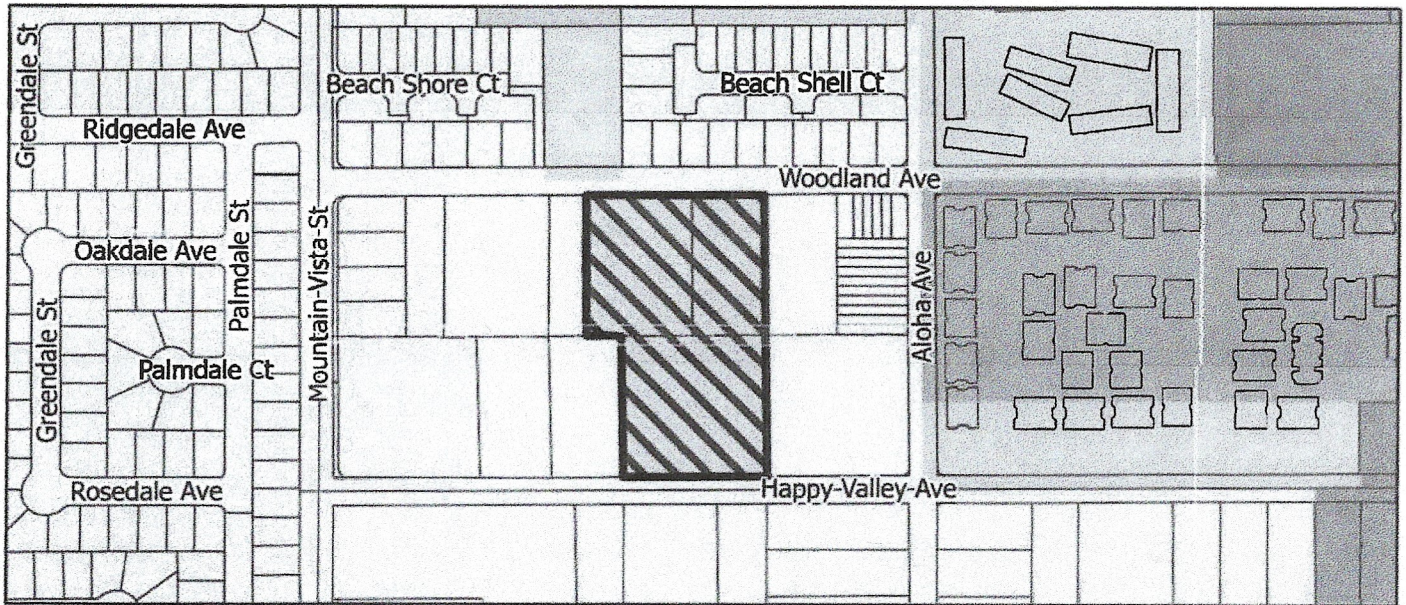
**CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE
300, LAS VEGAS, NV 89120**

DRAFT

Planned Land Use Amendment PA-23-700033



Current



Requested

DRAFT

Sunrise Manor Clark County, Nevada

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change
- Planning Areas

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



11/21/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HAPPY VALLEY AVE/ALOHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0677-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:

ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVER(S) OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow reduced street landscaping and attached sidewalk.

DESIGN REVIEWS for the following: 1) single-family residential development; and 2) finished grade.

Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor (description on file). TS/rr/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-710-019; 161-08-710-023 through 161-08-710-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 5.5 feet where 3 feet is the maximum allowed per Section 30.64.050 (an 83% increase).
2. a. Allow 6 feet of landscaping and an attached sidewalk along Happy Valley Avenue where landscaping and a detached sidewalk is required per Figure 30.64 17.
b. Eliminate landscaping and allow an attached sidewalk along Woodland Avenue where landscaping and a detached sidewalk is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

PROPOSED LAND USE PLAN:

SUNRISE MANOR - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 4.8
- Number of Lots/Units: 24
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,255/13,342
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 2,032 (minimum)/2,478 (maximum)

Site Plans

The plans depict a proposed 24 lot single family residential subdivision with 2 common lots on approximately 4.8 acres. Overall density is 5 dwellings per acre. The applicant is proposing 3 different house plans with options within each plan. All homes are single story and range from 2,032 square feet to 2,478 square feet. Two private streets within the proposed subdivision are 43 feet in width with 4 foot wide sidewalks on 1 side. Access to the subdivision is shown from Woodland Avenue to the north. The project also abuts Happy Valley Avenue to the south.

Landscaping

The plans depict landscaping within a portion of common element "A", and also within a 6 foot wide strip of land along the north side of Happy Valley Avenue. Landscaping is proposed to consist of 10 large trees planted 30 feet on center, and 17, five gallon shrubs with decorative rock. No landscaping is shown along Woodland Avenue. Attached 5 foot wide sidewalks are proposed along both streets. A retaining wall up to 5.5 feet high is located along the east property line.

Elevations

The plans depict 3 different styles of homes, which are all 1 story and 18 feet in height. All homes will use stucco finish, tile roofs, stone, and feature other architectural enhancements such as window articulation, decorative iron, and decorative stone veneer accents.

Floor Plans

The plans depict 3 home models which range from 2 to 4 bedrooms with 2 car garages with an option for a 3 car garage, bedrooms, great room and dining area, kitchen and pantry, and utility rooms. All homes range from 2,032 square feet to 2,478 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed R-1 zoning classification appears more compatible with the surrounding area, including the existing R-1 development north of the project site. The zone change from R-E to R-1 will not adversely affect the surrounding property. Development of this in-fill parcel is compatible and harmonious with adjacent uses as there is an existing single family residential community encompassing the area around the project site. The requested design review for increased finished grade as well as the waiver for increased retaining wall

height will allow for drainage to maintain its historic patterns, and will eliminate a low point below the current existing off-site street grades. The waivers to allow attached sidewalks along Woodland Avenue and Happy Valley Avenue are requested to match existing nearby development. The request to waive the landscape buffer along Woodland Avenue is because the homes fronting on the street will have landscaping in their front yards and the reduced landscape buffer along Happy Valley Avenue is to maintain consistency with the surrounding development pattern.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0207-08	Reclassified 7.9 acres from R-E to R-2 zoning for a residential development	Denied by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-1	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & place of worship
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
PA-23-700033	A plan amendment to redesignate land use category from RN (Ranch Estate Neighborhood) to LN (Low Intensity Suburban Neighborhood) is a companion item on this agenda.
TM-23-500137	A tentative map for 24 single family lots and 2 common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The proposed zone change to R-1 requires approval of a concurrent amendment to redesignate the subject site from RN (Ranch Estate Neighborhood) to LN (Low Intensity Suburban Neighborhood) so that the requested zone change may be in conformance to the Master Plan.

The proposed development is adjacent to a single family residential area located on the north side of Woodland Avenue which is zoned R-1 and designated MN (Mid-Intensity Suburban Neighborhood). Additionally, there are higher density R-2 and R-3 zoned areas with a mix of attached and detached single family residences and multiple family generally located to the east and north. To the west, south, and east are R-E zoned properties designated RN (Ranch Estate Neighborhood) with existing homes on .5 acre to 2 acre parcels as well as 3 places of worship located along Happy Valley Avenue. The zone change to R-1 would provide a transition from the higher density residential areas on the north and east to the low density single family areas on the west and south. The R-1 zone will be consistent with the Master Plan Policy SM-1.1 for Sunrise Manor which encourages targeted in-fill that supports varied housing options (type, density, and price point) that allow residents to remain in the neighborhood regardless of age, family structure, or income. Master Plan Policy SM-1.4 also encourages in-fill development within Ranch Estate Neighborhoods in accordance with compatibility considerations contained in the Neighborhood Land Use Category definitions. Therefore, staff can support the zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The waiver for increased retaining wall height to 5.3 feet along the eastern property line will allow for the site design to maintain its historic drainage patterns and eliminate low points below the current existing off-site street grades. It does not appear that the increased wall height will negatively impact the adjacent properties as the residence and place of worship are located far to the east away from the wall. Both properties currently have block walls along their property lines; therefore, staff can support this request. However, because there is a recommendation for denial of waivers #2a and #2b, staff recommends denial of this request.

Waiver of Development Standards #2a and #2b

Waivers are requested to allow attached sidewalks along Woodland Avenue and Happy Valley Avenue rather than detached sidewalks as required. Additionally, waivers are requested to reduce the 15 foot wide landscape buffer to 6 feet along Happy Valley Avenue and to eliminate the street landscape altogether on Woodland Avenue.

In the case of Woodland Avenue, the north side of the street as well as the south side of the street east of the proposed development includes attached sidewalks. Attached sidewalks are also present along Happy Valley Avenue adjacent to 2 places of worship to the east and west of the proposed development as well as along both sides of Aloha Avenue. The request to allow attached sidewalks, therefore, appears to be consistent with the infrastructure development pattern within the neighborhood. Therefore, to maintain continuity with the area, staff can support this request.

The request to eliminate the landscape buffer along the Woodland Avenue frontage is because 6 lots are proposed to front on the street. The applicant states that there will be landscaping in the front yards. However, staff notes this will be the responsibility of the future homeowner and is not guaranteed to occur. Along Happy Valley Avenue, the request to reduce the width of the landscape buffer appears to be a self-imposed burden as a minor redesign of the subdivision and lot sizes would appear to allow for a full-width landscape buffer of 15 feet. Additionally, a 40 foot wide easement at the southern end of the subdivision will not allow the placement of any trees or shrubs for a portion of the street frontage, which further reduces the amount of street landscaping along Happy Valley Avenue. Therefore, staff recommends denial of this request.

Design Review #1

The architectural design of the residences is consistent with the existing single family homes in the area and is similar in density to the single family immediately north of Woodland Avenue. The elevations provided indicate that the development will consist of 1 story homes up to 18 feet in height which is also consistent with the development pattern to the north, as well as the low-density areas to the south and west. Overall, the design appears to be in accordance with the requirements of Title 30, however, because staff is recommending denial of the waivers, the design review is also recommended for denial.

Public Works - Development Review

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 of the zone change and design review #2; denial of the waivers of development standards and design review #1. This item will be forwarded to the Board of County Commissioners meeting for final action on December 20, 2023, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a minimum of 1 large tree in the front yards of Lots 1, 2, 3, 22, 23, and 24 along Woodland Avenue.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 161-08-710-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0262-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

11/21/23 PC AGENDA SHEET

HAPPY VALLEY AND ALOHA
(TITLE 30)

HAPPY VALLEY AVE/ALOHA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:

TENTATIVE MAP consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor. TS/tr/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-710-019; 161-08-710-023 through 161-08-710-024

PROPOSED LAND USE PLAN:

SUNRISE MANOR - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Number of Lots/Units: 24
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,255/13,342
- Project Type: Single family residential

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0207-08	Reclassified 7.9 acres from R-E to R-2 zoning for residential development	Denied by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-1	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & place of worship

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-23-700033	A plan amendment to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) is a companion item on this agenda.
ZC-23-0677	A zone change from R-E to R-1 zoning for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval. . This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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.

Comprehensive Planning - Addressing

- Streets shall have approved street names and suffixes.

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 #0262-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

11/21/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

RINGE LN/TRANGO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700035-MAXIM ROSE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres.

Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

APN:

140-28-301-006; 140-28-301-008; 140-28-301-009; 140-28-301-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3

Applicant's Justification

The applicant states that Urban Neighborhood (UN) is appropriate for the subject site as it will allow for a transition between the Corridor Mixed-Use (CM) to the west and the Mid-Intensity Suburban Neighborhood (MN) to the east. The change in designation would allow efficient use of the surrounding infrastructure while providing much needed affordable housing to the area. Additionally, the change would allow for varied housing types.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Single family residential
West	Corridor Mixed-Use	R-E & C-2	Undeveloped & commercial center

Related Applications

Application Number	Request
ZC-23-0680	A zone change to reclassify the site from R-E to R-4 zoning, with a use permit, waivers of development standards, and a design review for a townhouse planned unit development is a companion item on this agenda.
TM-23-500139	Tentative map for a 42 lot townhouse planned unit development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN). Intended primary land uses in the proposed UN land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds the request to redesignate the site to Urban Neighborhood (UN) to be too intense for, and not compatible with, the surrounding area. The site is immediately adjacent to developed R-E zoned single family residences to the north and south. UN is the most intense residential land use category in the Master Plan, and is typically accessed off of collector or arterial streets; not 60 foot wide residential local streets such as Ringe Lane. To access the subject site, potential residents would have to travel past lower density R-E, R-1, and R-2 zoned residential subdivisions. Ringe Lane also terminates into an R-2 zoned subdivision in front of the site, as Randle Heights Avenue is gated off from Betty Lane. The request does not comply with Policy 1.1.2 of the Master Plan which promotes concentrating higher density housing in areas with access to existing high-frequency transit and major employment centers. Additionally, the request to UN does not comply with Policy 6.2.1 which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses, or Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Therefore, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

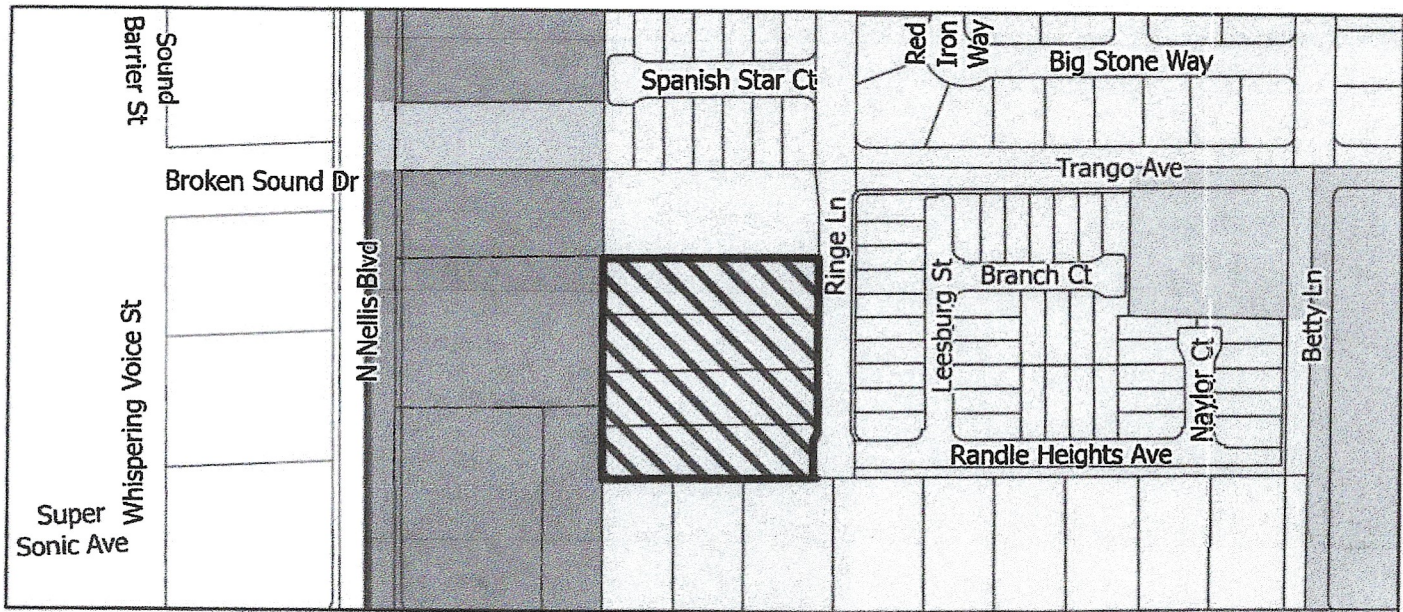
PROTEST:

APPLICANT: MAXIM ROSE, LLC

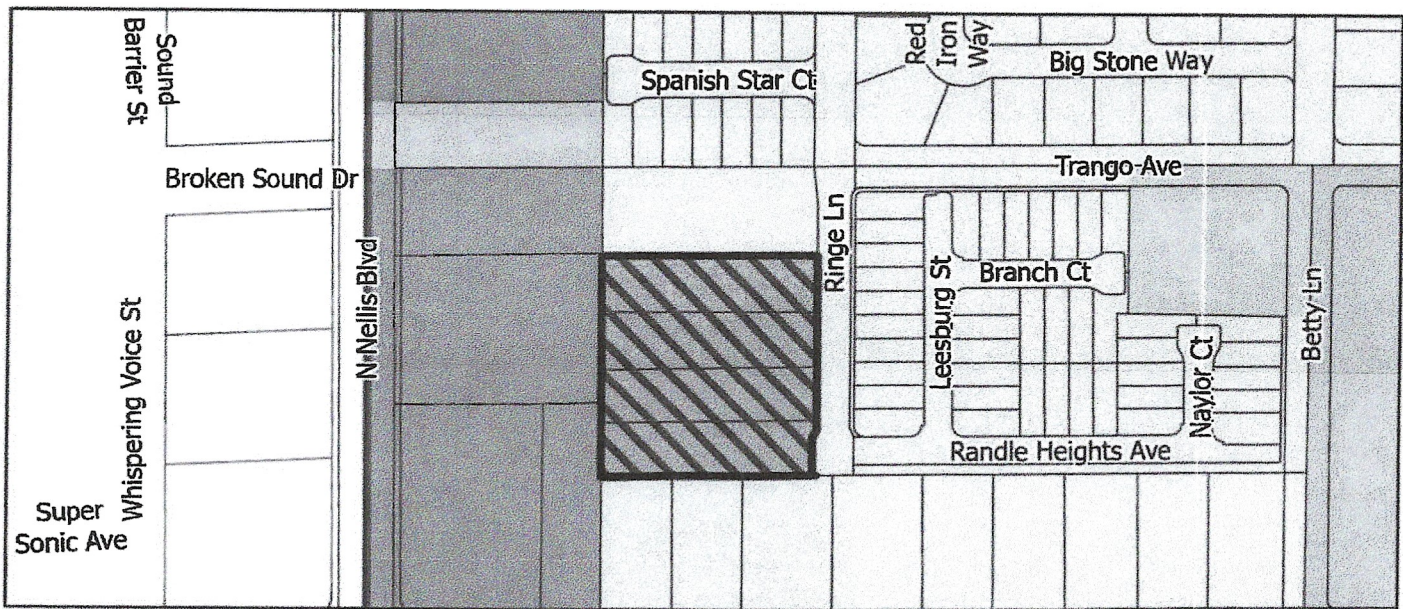
CONTACT: LANDON CHRISTOPHERSON, DLC CONSULTING, 2885 E. QUAIL AVENUE, LAS VEGAS, NV 89120

DRAFT

Planned Land Use Amendment PA-23-700035



Current



Requested

DRAFT

Sunrise Manor Clark County, Nevada

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

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



11/21/23 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RINGE LN/TRANGO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0680-MAXIM ROSE LLC:

ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMITS for the following: **1)** an attached (townhouse) planned unit development (PUD); and **2)** reduce the building setback from project perimeters.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setback; and **3)** allow modified driveway design standards.

DESIGN REVIEW for an attached single family residential planned unit development.

Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

140-28-301-006; 140-28-301-008 through 140-28-301-010

USE PERMITS:

1. An attached (townhouse) planned unit development (PUD).
2. Reduce the building setback from project perimeters to 9 feet where a minimum of 10 feet is required per Section 30.24.060 (a 10% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the area of a PUD to 2.3 acres where a minimum of 5 acres is required per Section 30.24.020 (a 54% reduction).
2.
 - a. Reduce the setback from any street, drive aisle, sidewalk, or curb with a PUD to zero feet where a minimum of 10 feet is required per Section 30.24.080 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Ringe Lane) to 9 feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 10% reduction).
3. Reduce the driveway distance to a property line to 2 feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 66.7% reduction).

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Number of Lots: 42
- Density (du/ac): 18.5
- Minimum/Maximum Lot Size (square feet): 1,193/1,200 (net & gross)
- Project Type: Attached single family residential planned unit development
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,067 to 1,105
- Open Space Required/Provided: 10,564/12,655
- Parking Required/Provided: 93/126

Request

The applicant is requesting a zone boundary amendment to reclassify 2.3 acres from an R-E to an R-4 zoning district for an attached single family residential planned unit development consisting of 42 lots. Application PA-23-700035 is the corresponding plan amendment for the subject property requesting to change the planned land use from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN).

Site Plans

The plans depict an attached single family residential development on a 2.3 acre site consisting of 42 residential lots with a density of 18.5 dwelling units per acre. The project site is less than 5 acres, necessitating a waiver of development standards to the minimum area required for the development of the site. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sites of the structure. The proposed development features a total of 4, two story buildings. Three buildings, oriented in an east/west direction, containing 9 units each while the fourth building, positioned in a north/south direction, contains 15 units. Parking will consist of 2 car driveways, measuring 20 feet in length, for each unit in addition to a single car garage. A waiver of development standards is required to reduce the driveway distance to a property line to 2 feet. The development requires 93 parking spaces where 126 parking spaces are provided. Access to the project site is granted via 2, forty-three foot wide, east/west private streets (Falstaff Way and Villosa Way), connecting to a 48 foot wide, north/south public street being Ringe Lane. A 5 foot wide attached sidewalk is proposed along the east property line, adjacent to Ringe Lane. Bonica Court, a 43 foot wide north/south private street connects to both Falstaff Way and Villosa Way within the development. Five foot wide attached sidewalks are located along 1 side of each private street. The east/west buildings within the development are set back 4 feet from the sidewalk adjacent to Bonica Court and 5 feet from the sidewalk adjacent to Ringe Lane. Lots 10 through 24 are set back zero feet from the sidewalk within the open space area along the west portion of the site. Lots 1 through 9 are set back 6 feet from the sidewalk within the open space area along the north portion of the site. The aforementioned building setbacks require a waiver of development standards. Furthermore, an additional waiver is required to reduce the setback

from the right-of-way, Ringe Lane, to 9 feet for Lots 1, 33, and 34. The minimum and maximum lot sizes within the development are 1,193 and 1,200 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front setback – 20 feet
- Interior side setback – zero feet
- Side street (corner) setback – 4 feet to 9 feet
- Rear setback – 10 feet
- Perimeter setback – 5 feet to 10 feet
- Driveway length – 20 feet
- Building separation – no separation
- Setbacks from streets, sidewalks, drive aisle, or curb – zero feet

A minimum building setback of 10 feet is provided along the west, north, and south perimeters of the project site. However, a use permit is required to reduce the perimeter setback for Lots 1, 33, and 34 along the east property line, adjacent to Ringe Lane. No increase to finished grade beyond 36 inches is proposed with this development. Furthermore, the PUD is considered a Project of Regional Significance as the development is located within 500 feet of another local government's jurisdictional boundary being the City of Las Vegas.

Landscaping

Street landscaping consists of a 9 foot wide landscape area, including a 5 foot wide attached sidewalk, located along Ringe Lane. An attached sidewalk is permitted as Ringe Lane measures 48 feet in width. Twenty-four inch box trees, including shrubs and groundcover, are located within the street landscape area. A landscape area measuring a minimum of 5.5 feet in width is located along the north and south property lines, adjacent to the existing single family residences. Twenty-four inch box trees, including shrubs and groundcover, are located within the perimeter landscape area. Per Code requirements, 10,564 square feet of open space is required for the development where 12,655 square feet of open space is provided. A paseo, centrally located between Lots 34 through 42 and Lots 25 to 33, features 24 inch box trees with a 5 foot wide meandering trail providing a connection between Bonica Court (private street) and Ringe Lane. An open space area, measuring a minimum width of 10 feet, is also located along the west and north portions of the project site, and includes a 5 foot wide sidewalk for connectivity within the development. The open space area along the west property line, adjacent to the undeveloped commercial lots, does not feature a perimeter wall to enclose the residential development.

Elevations

The plans depict 2 story model homes with multiple elevations with a maximum height of 27 feet. The proposed models consist of a pitched, decorative metal roof featuring stucco siding, nexstone faux rock, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration and pop-outs. Covered balconies will also be featured on the second story of the front and rear elevations.

Floor Plans

The plans depict 2 story model homes with several floor plans ranging between 1,067 to 1,105 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a gathering room. All models feature single car garages.

Applicant's Justification

The applicant states the requested R-4 zoning is appropriate for the site as it is an in-fill lot adjacent to commercial uses. The addition of townhomes is a logical transition from commercial to residential. By building on this lot, the applicant would be taking up a vacant lot that is currently used by the transient population. The development of this in-fill site as a Planned Unit Development follows the county's vision stated in the Master Plan Update done in November 2021. The applicant states the townhomes will not have openings in the areas where the setback reductions are being requested which will make the outside wall of the home essentially the screen wall. The driveways for the townhomes will be a minimum of 2 feet apart however there are no driveway cuts in the curb as the project is proposing "Roll" curb.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	R-E & C-2	Undeveloped & commercial center

Related Applications

Application Number	Request
PA-23-700035	A plan amendment to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
TM-23-500139	A tentative map for a 42 lot townhouse planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

Immediately to the north and south of the proposed development are existing single family residences zoned R-E with lot areas measuring between 0.5 to 0.9 acres. To the east of the project site, across Ringe Lane, is an existing single family residential development zoned R-2 with a density of 7.1 dwelling units per acre. Staff finds the reclassification of this site to R-4 zoning is incompatible with the surrounding residential densities; therefore, recommends denial.

Use Permit #1

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.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. Staff is particularly concerned with the proposed density and the reduction to the minimum acreage required for the development of a PUD. Due to the totality of the waiver requests, and the potential impact these requests may have on the adjacent single family residential development, staff cannot support the use permit request. Staff finds the project site is not an appropriate development between the existing single family residential developments to the north, south, and east; therefore, recommends denial.

Use Permit #2 and Waiver of Development Standards #2b

The reduced perimeter setback and setback from the right-of-way are minimal; however, these requests are self-imposed burdens; therefore, staff recommends denial.

Waivers of Development Standards

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

Waiver of Development Standards #1

The request to reduce the overall area of the PUD, in conjunction with Use Permit #2 and Waiver of Development Standards #2a, are for specific requirements for PUD projects per Section 30.24 of the Code. As stated above, staff finds that this site is not an appropriate location for a PUD project and is not supporting the use permit portion of the application. Therefore, since staff is not supporting the use permit to allow the site to be developed as a PUD, staff cannot support the request to waive the minimum area required for the project.

Waiver of Development Standards #2a

Staff finds the proposed reduction to the reduced side street (corner) setback adjacent to the private street is a self-imposed burden; therefore, staff recommends denial of this request.

Design Review

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate

varying rooflines, exterior building materials, such as stucco and decorative window trimming. However, since staff is not supporting the use permits, and waivers of development standards, staff cannot support this request and recommends denial.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from the residential driveway to the property line. Since the one-car garages will be accessed from driveways the site should see minimal traffic and the reduction should encourage residents to park in the garage so as to not block access to the adjacent lots. However, since Planning cannot support this application in its entirety, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 use permits, waivers of development standards, and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0360-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WENDY HARRISON

CONTACT: DLC CONSULTING, 2885 E. QUAIL AVE, LAS VEGAS, NV 89120

DRAFT

11/21/23 PC AGENDA SHEET

VILLA ROSA TOWNHOMES
(TITLE 30)

RINGE LN/TRANGO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500139-MAXIM ROSE LLC:

TENTATIVE MAP consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-301-006; 140-28-301-008 through 140-28-301-010

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Number of Lots: 42
- Density (du/ac): 18.5
- Minimum/Maximum Lot Size (square feet): 1,193/1,200 (net & gross)
- Project Type: Attached single family residential planned unit development

The plans depict an attached single family residential development situation on a 2.3 acre site consisting of 42 residential lots with a density of 18.5 dwelling units per acre. The project site is less than 5 acres, necessitating a waiver of development standards to the minimum area required for the development of the site. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sites of the structure. The proposed development features a total of 4, two story buildings. Three buildings, oriented in an east/west direction, containing 9 units each while the fourth building, positioned in a north/south direction, contains 15 units. Parking will consist of 2 car driveways, measuring 20 feet in length, for each unit in addition to a single car garage. The development requires 93 parking spaces where 126 parking spaces are provided. Access to the project site is granted via 2, forty-three foot wide, east/west private streets (Falstaff Way and Villosa Way) connecting to a 48 foot wide, north/south public street being Ringe Lane. A 5 foot wide attached sidewalk is proposed along the east property line, adjacent to Ringe Lane. Bonica Court, a 43 foot wide north/south private street connects to both Falstaff Way and Villosa Way within the

development. Five foot wide attached sidewalks are located along 1 side of each private street. The east/west buildings within the development are set back 4 feet from the sidewalk adjacent to Bonica Court and 5 feet from the sidewalk adjacent to Ringe Lane. Lots 10 through 24 are set back zero feet from the sidewalk within the open space area along the west portion of the site. Lots 1 through 9 are set back 6 feet from the sidewalk within the open space area along the north portion of the site. The minimum and maximum lot sizes within the development are 1,193 and 1,200 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front setback – 20 feet
- Interior side setback – zero feet
- Side street (corner) setback – 4 feet to 9 feet
- Rear setback – 10 feet
- Perimeter setback – 5 feet to 10 feet
- Driveway length – 20 feet
- Building separation – no separation
- Setbacks from streets, sidewalks, drive aisle, or curb – zero feet

A minimum building setback of 10 feet is provided along the west, north, and south perimeter of the project site. The PUD is considered a Project of Regional Significance as the development is located within 500 feet of another local government’s jurisdictional boundary being the City of Las Vegas.

Landscaping

Street landscaping consists of a 9 foot wide landscape area, including a 5 foot wide attached sidewalk, located along Ringe Lane. An attached sidewalk is permitted as Ringe Lane measures 48 feet in width. Twenty-four inch box trees, including shrubs and groundcover, are located within the street landscape area. A landscape area measuring a minimum of 5.5 feet in width is located along the north and south property lines, adjacent to the existing single family residences. Twenty-four inch box trees, including shrubs and groundcover, are located within the perimeter landscape area. Per Code requirements, 10,564 square feet of open space is required for the development where 12,655 square feet of open space is provided. A paseo, centrally located between Lots 34 through 42 and Lots 25 to 33, features 24 inch box trees with a 5 foot wide meandering trail providing a connection between Bonica Court (private street) and Ringe Lane. An open space area, measuring a minimum width of 10 feet, is also located along the west and north portions of the project site and includes a 5 foot wide sidewalk for connectivity within the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	R-E & C-2	Undeveloped & commercial center

Related Applications

Application Number	Request
PA-23-700035	A plan amendment to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-23-0680	A zone change to reclassify the site from R-E to R-4 zoning, with a use permit, waivers of development standards, and a design review for a townhouse planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of ZC-23-0680 which staff is not supporting; therefore, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Comprehensive Planning - Addressing

- No comment.

11/21/23 PC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

NOVAK ST/SMILEY RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0660-TOPACHIKYAN VERONICA:

USE PERMIT for proposed vehicle sales in conjunction with an existing vehicle dismantling yard on 2.0 acres in an M-2 (Industrial) Zone.

Generally located on the north side of Smiley Road, 210 feet east of Novak Street within Sunrise Manor. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:
123-32-201-004

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4550 Smiley Road
- Site Acreage: 2
- Project Type: Vehicle sales in conjunction with an existing vehicle dismantling yard
- Number of Stories: 1
- Square Feet: 5,000
- Parking Required/Provided: 7/12

Site Plan

The plan depicts an existing dismantling yard. Gated access to the site is from an existing driveway on the north side of the knuckle on Smiley Road and Copper Sage Street, at the southwest corner of the site. There are 12 parking spaces provided on the west side of the existing building located on the west side of the site. A second gate to the north of the parking lot limits access to the remainder of the site. Vehicles to be displayed will be parked in 2 of the existing spaces. The required areas of the site have been paved to Department of Environment and Sustainability standards. This is a project of regional significance since the site is within 500 feet of the City of North Las Vegas to the west.

Landscaping

The plan depicts existing landscaping behind the attached sidewalk and the building. There are no proposed changes to the existing landscaping.

Elevations

There are no proposed or required changes to the existing office/warehouse building.

Floor Plan

The existing building consists of 5,000 square feet and includes a reception space, offices, and warehouse.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they would like to expand their business of vehicle dismantling to include vehicle sales. They have found over the years that customers have requested to buy cars that have been acquired but are not able to fulfill those requests without a dealer license. The business is open weekdays from 8:00 a.m. to 5:00 p.m. and there will be no changes to those hours.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1753-04	Waived trash enclosure in conjunction with an auto dismantling business	Approved by PC	November 2004
WS-0116-04	Waived off-site paving in conjunction with an auto dismantling business	Approved by PC	March 2004
UC-228-82	Automobile dismantling yard	Approved by BCC	December 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-2	Vehicle dismantling yard
South	Business Employment	M-2	Vehicle wrecking yard
East	Nellis Air Force Base	P-F	Nellis AFB

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The site has continuously operated as a vehicle dismantling yard since approximately 1982. The proposed use may be appropriate for the site as described by the applicant. The proposed additional use is located between Nellis Air Force Base to the east and the City of North Las Vegas, where similar uses exist. Staff has no objections to the proposed vehicle sales in conjunction with the dismantling yard; therefore, 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:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation.
- 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 has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 4550 SMILEY, LLC

CONTACT: VERONICA TOPACHIKYAN, INSURANCE SALVAGE SERVICES, 4550 SMILEY ROAD, LAS VEGAS, NV 89115

DRAFT

11/21/23 BCC AGENDA SHEET

HEAVY EQUIPMENT/VEHICLE SALES & SERVICE
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0675-KCP CONCRETE PUMPS:

USE PERMIT to allow commercial vehicle sales and repair (semi-trucks) in an APZ-2 Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a proposed commercial vehicle sales and repair and construction equipment sales and service facility on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-210-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 84 spaces where 94 spaces are required per Table 30.60-1 (a 10.6% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2820 N. Lamb Boulevard
- Site Acreage: 4.1 (portion)/8.7 (overall site)
- Project Type: Commercial vehicle and construction equipment sales and service (KCP Concrete Pumps)
- Number of Stories: 1 story with mezzanine level
- Building Height (feet): 35
- Square Feet: 47,000
- Parking Required/Provided: 94/84

Site Plan & History

The site was previously approved for a 47,000 square foot office/warehouse facility consisting of 1 building located on the western portion of the site on the northeast corner of Lamb Boulevard and Alto Avenue, which has completed construction (BD22-07981).

The proposed uses include commercial vehicle (semi-truck) sales which is a special use in an M-1 (APZ-2) zone, commercial vehicle repair which is a conditional use in the M-1 zone, and construction or heavy equipment sales (concrete pumps to be installed on commercial vehicles) and service which is a conditional use in the M-1 (APZ-2) zone.

The building is oriented in an east/west direction with the overhead roll-up doors and loading docks facing north. The building is set back 94 feet from Lamb Boulevard, 74 feet from Alto Avenue, and 95 feet from the north property line. The overhead roll-up doors and loading docks do not face the public right-of-way or any residential uses. This property is surrounded by existing or planned industrial uses, and the easterly portion of the site is not currently planned for development. Access to the site is provided by 2 driveways on Alto Avenue and 1 driveway along Lamb Boulevard. Future cross access will be provided to the undeveloped portion of the parcel to the east.

All truck parking and loading areas are located within the secure storage yard on the north side of the building. Parking for the facility is located on the west, east, and south sides of the building.

The commercial vehicle and construction equipment sales with accessory vehicle repair requires 94 parking spaces where 84 parking spaces are provided. The parking along the north property line within the gated parking lot has been reduced and revised to provide 13 truck parking spaces and 10 passenger parking spaces. A new outdoor truck wash area is located on the east side of the building.

Landscaping

There are no proposed or required changes to the previously approved street or parking lot landscaping.

Elevations

There are no proposed changes to the previously approved 1 story, 35 foot high, office/warehouse building constructed of painted concrete tilt-up panels and a flat roof with parapet walls. The approved secure storage yard is screened by 6 foot high block walls with a decorative sliding gate on the east side of the development.

Floor Plans

The plans show an existing 47,000 square foot building for the proposed uses consisting of a lobby, office area, and warehouse with vehicle repair and maintenance area, including a 3,000 square foot second level mezzanine.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is compatible with the surrounding industrial properties. The facility will be open from 7:00 a.m. to 5:00 p.m. with limited hours on weekends, as needed. The company will have approximately 5 to 10 employees during business hours and the number of employees will not exceed the number of available parking spaces. Additionally, the company intends to store no more than 13 commercial vehicles in the commercial vehicle parking spaces located in the northern enclosed parking area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0061	Waivers for parking lot landscaping and modified driveway design standards for an office/warehouse building	Approved by BCC	April 2021
VS-1421-06	Vacated and abandoned a portion of right-of-way being Lamb Boulevard	Approved by PC	November 2006
ZC-0419-06	Reclassified this site to M-1 zoning	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Warehouse uses
South	Business Employment	M-D	Undeveloped & office/warehouse building
West	Business Employment	R-E	Undeveloped

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.

Staff finds that the proposed uses are compatible with the existing surrounding industrial uses. Additionally, the proposed uses are compatible with Policy SM-5.3 of the Master Plan which encourages protecting employment areas within the light industrial areas of the township. For these reasons, staff can support this request.

Waiver of Development Standards

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

Staff typically does not support a reduction in parking; however, the proposed uses include large vehicles and equipment which by nature take up an extensive area. The applicant indicates that the number of employees will be limited to the available parking. Additionally, Goal 3.1 of the Master Plan encourages, in part, reduced automobile dependence and air pollution. Characteristics of Business Employment land use category include higher intensity uses near transit-stops. The subject site is located on a major transportation corridor with an RTC bus route (Lamb Boulevard). As a result, alternative modes of transportation are available for access to the site; therefore, 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:

Comprehensive Planning

- 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;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- 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 has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KCP CONCRETE PUMPS, LTD

CONTACT: HAYDEN SMITH, MARQUIS AURBACH, 10001 PARK RUN DRIVE, LAS VEGAS, NV 89145

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