



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 29, 2022

6:30pm

AGENDA

Note:

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

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

Harry Williams-Member

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

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.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

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 December 15, 2022. (For possible action)
- IV. Approval of the Agenda for December 29, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

01/03/23 PC

- 1. **VS-22-0630-LV CHEYENNE INDUSTRIAL LP:**
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action)01/03/22 PC

01/17/23 PC

- 2. **VS-22-0649-GREYSTONE NEVADA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Hollywood Boulevard located between Bayou Hollow Avenue and Alto Avenue within Sunrise Manor (description on file). MK/jud/syp (For possible action)01/17/22 PC

- 3. **WS-22-0645-CLIFFS DOVER COMMUNITY ASSN:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of existing perimeter fence for a residential development on 39.4 acres in an R-3 (Multiple Family Residential) (AE-65) Zone. Generally located on the northeast corner of Craig Road and Nellis Boulevard (alignment) within Sunrise Manor. MK/jud/syp (For possible action)01/17/22 PC

01/18/23 BCC

- 4. **ZC-22-0538-SOUTHWEST AFFORDABLE RE, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an R-3 (Multiple Family Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce open space; **2)** reduce setbacks; and **3)** reduce landscaping.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor (description on file). WM/bb/syp (For possible action)01/18/22 BCC

- 5. **TM-22-500181-SOUTHWEST AFFORDABLE RE, LLC:**
TENTATIVE MAP consisting of 27 lots and common lots on 2.5 acres in the RUD (Residential Urban Density) Zone. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/bb/syp (For possible action)01/18/22 BCC

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: January 12, 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>



Sunrise Manor Town Advisory Board

December 15, 2022

MINUTES

Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – EXCUSED
Earl Barbeau-Vice Chair- PRESENT Harry Williams- EXCUSED
Max Carter – - PRESENT Planning-Steve Demerritt
Planning Commissioner Vivian Kalarski

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: Javier Rivera

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 December 1, 2022 Minutes

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

IV. Approval of Agenda for December 15, 2022

Moved by: Mr. Carter
Action: Approved with items #6 & #7 being held
Vote: 3-0/Unanimous

V. Informational Items: None

VI. **Planning & Zoning**

12/21/22 BCC

1. **UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:**

USE PERMIT for a cannabis establishment (distribution) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action) 12/21/22 BCC

Moved by: Mr. Williams
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

2. **UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:**
USE PERMIT for a cannabis establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action) 12/21/22 BCC
Moved by: Mr. Williams
Action: Approved with Staff Recommendations
Vote: 3-0/Unanimous

01/03/23 PC

3. **UC-22-0624-PLEASANT HILLS UNIT 2:**
USE PERMITS for the following: 1) a communication tower; 2) reduce the setback from a communication tower to a residential development; 3) reduce the setback from Sloan Lane; and 4) reduce the separation between communication towers.
WAIVER OF DEVELOPMENT STANDARDS to waive the setback for an architectural intrusion.
DESIGN REVIEW for a communication tower (palm tree monopole) and associated equipment in conjunction with an existing multiple family residential development on a portion of 6.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Sloan Lane, 775 feet north of Bonanza Road within Sunrise Manor. TS/bb/syp (For possible action)01/03/23PC
Moved by: Mr. Barbeau
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

4. **VS-22-0630-LV CHEYENNE INDUSTRIAL LP:**
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action)01/03/23PC

HELD PER APPLICANTS REQUEST

5. **WS-22-0616-HILL, ADRIAN TRUST & HILL, ADRIAN LEROY TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase hardscape on 0.1 acre in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast side of Cane Hill Drive, 43 feet north of Blossom Avenue within Sunrise Manor. TS/hw/syp (For possible action)01/03/23PC
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

6. **WS-22-0633-ALVARADO, REFUGIO:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Linn Lane and the north side of Gorham Avenue, 670 feet north of Washington Avenue within Sunrise Manor. TS/jud/syp (For possible action)01/03/23PC
Moved by: Mr. Williams
Action: Approved With Staff Recommendations
Vote: 2-1

01/04/23 BCC

7. **ZC-22-0589-CORTES, J YNEZ OROZCO:**
ZONE CHANGE to reclassify 0.7 acres from an R-4 (Multiple-Family Residential – High Density) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Owens Avenue within Sunrise Manor (description on file). TS/mc/syp (For possible action)01/04/23BCC

Moved by: Mr. Barbeau
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be December 29, 2022

X. Adjournment

The meeting was adjourned at 7:14pm

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair–JUSTIN JONES, Vice-Chair
MARILYN KIRKPATRICK–WILLIAM MCCURDY II–ROSS MILLER–MICHAEL NAFT–TICK SEGERBLOM
Yolanda King, County Manager

RIGHT-OF-WAY
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0630-LV CHEYENNE INDUSTRIAL LP:

VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-502-002

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Lamb Boulevard with an area measuring 1,160 square feet. The vacation and abandonment is necessary to accommodate the required 5 foot wide detached sidewalk along Lamb Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0183	Reclassified the project site to M-D zoning for a distribution center with waivers for alternative landscaping, throat depth, and departure distance	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D & M-1	Warehouse
East	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

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WOOD RODGERS

CONTACT: WOOD RODGERS, WOOD RODGERS INC., 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113

01/17/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0649-GREYSTONE NEVADA, LLC:

VACATE AND ABANDON a portion of right-of-way being Hollywood Boulevard located between Bayou Hollow Avenue and Alto Avenue within Sunrise Manor (description on file). MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-14-210-062 ptn; 140-14-212-107 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

The vacation and abandonment request for a portion of right-of-way along Hollywood Boulevard is to vacate a 5 foot wide portion of the east side of the existing dedicated Clark County Public right-of-way, which extends from Alto Avenue to Bayou Hollow Avenue. This request is to accommodate a 10 foot detached sidewalk in lieu of the typical 5 foot wide detached sidewalk. This sidewalk width was requested during the public hearing process and it will be in accordance with the 10 foot sidewalk proposed south of Alto Avenue. The first 5 feet of right-of-way dedication was approved in 2019, and now the additional 5 feet request will allow for the total of a 10 foot sidewalk request.

Prior Land-Use Requests

Application Number	Request	Action	Date
ET-21-400128 (NZA-0097-17)	First extension of time to reclassify 50.5 acres from R-E and P-F to R-2 zoning for a single family residential development	Approved by BCC	September 2021
AR-20-400082 (NZA-0097-17)	Second application for review of a single family development	Approved by BCC	September 2020
AR-19-400094 (NZA-0097-17)	First application for review of a single family development	Approved by BCC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0306	Vacated and abandoned a portion of Hollywood Boulevard and Alto Avenue for detached sidewalks	Approved by BCC	June 2019
VS-19-0303	Vacated and abandoned a portion of Hollywood Boulevard for detached sidewalks	Approved by BCC	June 2019
NZC-0097-17	Reclassified 50.5 acres from R-E and P-F to R-2 zoning for a single family residential development	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Public Use	R-2	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT

01/17/23 PC AGENDA SHEET

FENCE HEIGHT
(TITLE 30)

NELLIS BLVD/CRAIG RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0645-CLIFFS DOVER COMMUNITY ASSN:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of existing perimeter fence for a residential development on 39.4 acres in an R-3 (Multiple Family Residential) (AE-65) Zone.

Generally located on the northeast corner of Craig Road and Nellis Boulevard (alignment) within Sunrise Manor. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-04-113-002; 140-04-215-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase the fence height to 9 feet where 6 feet is permitted per Section 30.64.020 (a 50% increase).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Dover Heights Street
- Site Acreage: 39.4
- Project Type: Fence height
- Fence Height (feet): 9

Site Plans

The plans depict an existing planned unit residential development. A 6 foot high wall is going to be constructed along the west property boundary, approximately 1,900 feet in length (permitted under BD22-25807). This wall will be adjacent to an existing flood channel and replace the existing 6 foot high wrought iron fence from the original construction of the residential subdivision. This request is to add a 3 foot high fence on top of the 6 foot high wall, for a total of 9 feet. Also, along the southwest corner of the site, the applicant proposes a 3 foot high CMU wall with a 6 foot high fence on top, for a total of 9 feet.

Landscaping

The existing landscape is to remain the same as it exists today.

Elevations

The proposed fence along the west property line consists of a 6 foot high block wall, a 2 foot high wrought iron fence, and a 1 foot high picket iron fence (spikes) on top. The southwest corner of the site is proposed to have a 3 foot high block wall, with a 5 foot high wrought iron fence and a 1 foot high picket wrought iron fence (spikes) on top. This portion of the wall is the closest to Craig Road and will terminate at the existing fence along the sidewalk.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this addition is needed to enhance the security for the residential development and that the wrought iron spikes will be anchored to the block wall 24 inches above and 12 inches angled outward. However, spikes will not cross the property line. The proposed wall will mirror the security wall on the east side of the Nellis Air Force Base housing development on the other side of the flood channel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1284-06 (WC-0156-07)	Amend condition of a special use permit requiring a Development Agreement as agreed by the applicant to mitigate and address issues identified by the Technical Reports and Studies for a residential planned unit development	Approved by BCC	July 2007
UC-1284-06	Residential planned unit development	Approved by BCC	November 2006
TM-0376-06	Residential planned unit development consisting of 638 condominiums	Approved by BCC	November 2006
NZC-1296-04	Reclassified 40.2 acres from R-T to R-3 zoning for a single family residential development	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Nellis Air Force Base	P-F	Nellis Air Force Base
South	Corridor Mixed-Use	C-2	Commercial sites
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	R-2 & C-2	Single family residential, short term lodging, & mini storage

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 recognizes that the applicant is proposing a type of fence height and style similar to fences existing near the vicinity of 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:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: POGO DIVERSIFIED SERVICES, LLC

CONTACT: POGO DIVERSIFIED SERVICES LLC, 4212 GALAPAGOS AVENUE, LAS VEGAS, NV 89084

DRAFT

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

OWENS AVE/SANDY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0538-SOUTHWEST AFFORDABLE RE, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-3 (Multiple Family Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce open space; 2) reduce setbacks; and 3) reduce landscaping.

DESIGN REVIEW for a single family residential development.

Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-401-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required open space to 4,780 square feet where 5,400 square feet is required per Table 30.40-2 (a 12% decrease).
2. Reduce the rear yard setback to 10 feet where 15 feet is required per Table 30.40-2 (a 33% increase).
3. Reduce landscaping adjacent to an attached sidewalk to 10 feet where 15 feet is required per Section 30.64.030 (1) (a 33% decrease).

DESIGN REVIEW:

A proposed single family residential development.

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1625 Sandy Lane
- Site Acreage: 2.5
- Number of Lots/Units: 27
- Density (du/ac): 11

- Minimum/Maximum Lot Size (square feet): 2,450/3,321
- Project Type: Single family detached residential
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 1,309 to 1,484
- Open Space Required/Provided: 5,400/4,780
- Parking Required/Provided: 54/54

Site Plans

The plans depict a detached single family residential subdivision with 27 lots and 4 common lots located on 2.5 acres. Access to the proposed development is from Sandy Lane and will have interior private stub streets that are 37 feet wide to accommodate fire and utility access. The project will not be gated and will include a single point of access from the east along Sandy Lane. Perimeter public streets include Sandy Lane with a proposed attached 5 foot wide sidewalk on the east side, and Owens Avenue which is located along the south property line with 100 feet of right-of-way. Resident parking will be provided through 1 car or 2 car garages, and 20 foot deep concrete driveways. On-street parking will be prohibited. The rear setback for each lot is 15 feet for 40% of the width of the building, and 10 feet for 60% of the width of the building.

Landscaping

A 10 foot landscape strip, 6 foot decorative wall, large trees every 20 feet, and a 5 foot wide attached sidewalk is proposed along Owens Avenue where 15 feet is required. This is the subject of one of the waivers included with this application. A 6 foot landscape strip, 6 foot decorative wall, large trees every 20 feet, and a 5 foot attached sidewalk is proposed along Sandy Lane. Common lots C and D will have 9 large trees and gravel/mulch surface with shrubs. Each front yard will include two 15 gallon trees as a result of the front setback for up to 50% of the building width, being 10 feet from the back of curb.

Elevations

The elevations depict 2 story residential homes with 1 car or 2 car garages, stucco siding, stone veneer options, articulated window framing, shutters, covered entry, garage eaves, concrete tile roof, decorative garage door, decorative front door, a variety of façade treatments, and coach lighting.

Floor Plans

The floor plans depict 4 models with a variety of home sizes ranging from 1,309 square feet to 1,484 square feet. One model has a 1 car garage with 4 bedrooms while the others have a 2 car garage with 3 bedrooms.

Applicant's Justification

The applicant is proposing to construct 27 single family detached residential homes on 2.4 acres with access from private streets. The property is currently zoned R-3 and designated as Compact Neighborhood on the Master Plan, allowing for up to 18 dwelling units per acre. The surrounding property on the north, east, and west are also zoned R-3, but developed with multiple family residential apartments. The property on the south side of Owens Avenue is in

the City of Las Vegas and developed as a single family residential development. This development will include home sizes between 1,309 square feet and 1,484 square feet, and are intended to provide much needed, more affordable living options for Clark County. The applicant further states the development is in proximity to parks and a trail along the drainage channel to the east. The developer has reached an agreement with Public Works to develop Sandy Lane with an alternative width of 51 feet instead of the typical 60 foot width. Sandy Lane dead ends to the north of this property at a major drainage channel.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0201-10	Multiple family residential development	Denied by PC	September 2010
WS-0039-08	Multiple family residential with a waiver for setback - expired	Approved by PC	March 2008
ZC-0134-96	Reclassified from T-C to R-3 zoning for senior housing	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Compact neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South	City of Las Vegas	R-1	Single family residential

Related Applications

Application Number	Request
TM-22-500181	Tentative map for a 27 lot 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

Current Planning

Zone Change

The request for RUD zoning district is consistent with Master Plan Policy SM-1.1, Neighborhood Revitalization, and is consistent with the planned land use for this area. This is a targeted in-fill development with small lots, and moderate sized single family homes under 1,500 square feet in area. 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 applicant indicates that the decrease in open space is minimal and will not be detrimental to the surrounding area when considering the nearby public parks. The current R-3 zoning allows for single family development using the RUD standards, but would also allow for only 120 square feet of open space per unit. The existing R-3 zoning would allow the same development to take place with only 120 square feet of open space per unit, not the 200 square feet required when zoned RUD; therefore, staff can support this request.

Waiver of Development Standards #2

Code allows for an addition to a building to maintain a 10 foot setback for up to 50% of the width of the building; however, the proposed lots will require a 10 foot setback for 60% of the width of the building. In this case a 25 foot wide house is allowed a 10 foot setback for a 12.5 foot wide portion of the house, and the applicant is requesting the 10 foot setback for a 15 foot wide portion of the house. Staff can support the request, as the difference is negligible and will not have a negative impact to the residents or to the adjacent multiple family developments to the north and south of the development.

Waiver of Development Standards #3

The reduction of the landscape width from the required 15 feet to the proposed 10 feet adjacent to Owens Avenue could be mitigated by planting additional small trees in the same. This combined with the decorative 6 foot wall and shrub placement would create an adequate buffer along Owens Avenue. In addition, the landscaping along Owens Avenue varies from no landscaping across the street to a mixture of no landscape strips; to landscaping strips with no live plants. With the additional trees recommended by staff, the proposed landscaping will be an enhancement to the area; therefore, staff can support this waiver with the added condition.

Design Review

The design of the proposed development and homes is consistent with other residential developments in the Sunrise Manor Planning Area while providing an in-fill development with pedestrian access along the existing corridor. The proposed lots within the development exceed the minimum standards allowed if developed as single family residential under the current R-3 zoning and RUD standards of Title 30. The applicant is providing for alternative standards that meet the intent of Code for the rear setbacks adjacent to existing multiple family developments and less intense than higher density development that is allowed under R-3 zoning; therefore, staff can support the design review.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Plant 5 additional small trees within the landscape strip along Owens Avenue;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time; will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-14127;
- Full off-site improvements;
- Right-of-way dedication to include 21 feet for Sandy Lane, and associated spandrel;
- Striping on Sandy Lane per the striping exhibit dated November 9, 2022;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a standard 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Owens Avenue west of Sandy Lane in accordance with RTC standards.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH IV, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134

01/18/23 BCC AGENDA SHEET

OWENS & SANDY
(TITLE 30)

OWENS AVE/SANDY LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500181-SOUTHWEST AFFORDABLE RE, LLC:

TENTATIVE MAP consisting of 27 lots and common lots on 2.5 acres in the RUD (Residential Urban Density) Zone.

Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-401-009

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1625 Sandy Lane
- Site Acreage: 2.5
- Number of Lots/Units: 27
- Density (du/ac): 11
- Minimum/Maximum Lot Size (square feet): 2,450/3,321
- Project Type: Single family detached residential

The tentative map depicts a detached single family residential subdivision with 27 lots and 4 common lots located on 2.5 acres. Access to the proposed development is from Sandy Lane and will have interior private stub streets that are 37 feet wide to accommodate fire and utility access. The project will not be gated and will include a single point of access from the east along Sandy Lane. Perimeter public streets include Sandy Lane with a proposed attached 5 foot wide sidewalk on the east side and Owens Avenue which is located along the south property line with 100 feet of right-of-way.

Landscaping

A 10 foot landscape strip, 6 foot decorative wall, large trees every 20 feet, and a 5 foot wide attached sidewalk is proposed along Owens Avenue where 15 feet is required. A 6 foot landscape strip, 6' foot decorative wall, large trees every 20 feet, and a 5 foot attached sidewalk is proposed along Sandy Lane. Common lots C and D will have 9 large trees and gravel/mulch surface with shrubs.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0201-10	Multiple family residential development	Denied by PC	September 2010
WS-0039-08	Multiple family residential with a waiver for setback - expired	Approved by PC	March 2008
ZC-0134-96	Reclassified from T-C to R-3 zoning for senior housing	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Compact neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South	City of Las Vegas	R-1	Single family residential

Related Applications

Application Number	Request
ZC-22-0538	A zone change to reclassify from R-3 to RUD zoning, waive rear yard building width, reduced open space, and reduced landscaping 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**Current Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final

map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-14127;
- Full off-site improvements;
- Right-of-way dedication to include 21 feet for Sandy Lane, and associated spandrel;
- Striping on Sandy Lane per the striping exhibit dated November 9, 2022;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a standard 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Owens Avenue west of Sandy Lane in accordance with RTC standards.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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