



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

January 30, 2024

6:00pm

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 Secretary Name at Secretary's Phone Number.
 - 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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Dorothy Gold, Chairperson
 April Mench, Vice Chairperson
 Judith Siegel
 Cristhian Barneond

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@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 January 9, 2024. (For possible action)
- IV. Approval of the Agenda for January 30, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **UC-23-0918-VAL SCHWARTZ LLC:**
USE PERMIT for vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gate setbacks; **2)** fence; **3)** building material; and **4)** architectural compatibility.
DESIGN REVIEW for a metal vehicle sales office building on a 1.5 acre portion of 15.7 acres within an existing shopping center in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 175 feet west of Eastern Avenue within Winchester. TS/dd/ng (For possible action)

02/20/24 PC

2. **WS-23-0804-CONCEPCION EDELKYS HERRERA**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palma Vista Avenue, approximately 600 feet west of Eastern Avenue within Winchester. TS/hw/ng (For possible action)

02/20/24 PC

- VII. General Business

Elect a chair and vice chair for the Winchester Town Advisory Board (for possible action)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. 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: February 13, 2024.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

January 9, 2024

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT	April Mench – Member – PRESENT Cristhian Barneond – Member – PRESENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Jorge – Commissioner Segerblom’s Office, Michael Huling – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:01 P.M.
- II. Public Comment: None
- III. Approval of the December 26, 2023 Minutes
 - Moved by: Mench
 - Action: Approved
 - Vote: 3-0
- IV. Approval of Agenda for January 9, 2024
 - Moved by: Mench
 - Action: Approved with item 3 heard first per applicant request
 - Vote: 3-0
- V. Informational Items:
 - Virtual TAB/CAC Training on January 20, 2024, @9:00 A.M.
- VI. Planning & Zoning
- 1. **WS-23-0779-DURAN NARCISO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height for a detached accessory structure; **2)** reduce separation; and **3)** reduce setback for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Capistrano Avenue and the west side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)

01/16/24 PC

Moved by: Barneond

Action: Approved with staff if approved conditions

Vote: 3-0

2. UC-23-0874-WESTWYNN, LLC:

USE PERMITS for the following: **1)** allow a temporary outdoor commercial event not in conjunction with an existing licensed business; and **2)** allow live entertainment or amplified sound beyond daytime hours on 35.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/jor/xx (For possible action)

01/17/24 BCC

Moved by: Mench

Action: Approved

Vote: 3-0

3. WS-23-0816-ANGELLOTTI FAMILY TRUST & ANGELLOTTI DOROTHY TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** bicycle parking.

DESIGN REVIEWS for the following: **1)** parking lot with office; and **2)** lighting plan on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Karen Avenue and the west side of Boulder Highway within Winchester. TS/bb/syp (For possible action)

02/06/24 PC

Moved by: Mench

Action: Approved

Vote: 3-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be January 30, 2024

X. Adjournment

The meeting was adjourned at 6:27 P.M.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0918-VAL SCHWARTZ LLC:

USE PERMIT for vehicle sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gate setbacks; **2)** fence; **3)** building material; and **4)** architectural compatibility.

DESIGN REVIEW for a metal vehicle sales office building on a 1.5 acre portion of 15.7 acres within an existing shopping center in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue, 175 feet west of Eastern Avenue within Winchester. TS/dd/ng (For possible action)

RELATED INFORMATION:

APN:

162-11-503-009, 162-11-503-010, & 162-11-503-012, through 162-11-503-015 ptn

USE PERMIT:

Allow a vehicle sales lot with 29 vehicles outside where a maximum of 5 vehicles are allowed outside when business has common parking with another business per Table 30.44-1 (a 480% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a gate to 13 feet where 18 feet is required along a property line per Section 30.64.020 (a 28% reduction).
2.
 - a. Allow a 5 foot high fence within 10 feet of a street where only a 3 feet high fence is permitted per Section 30.64.020 (a 67% increase).
 - b. Allow a fence within 10 feet of a street not to be decorative where required per Section 30.64.020.
3. Allow non-decorative metal as a building material where not permitted per Table 30.56-2.
4. Allow a building not architecturally compatible with the buildings within a shopping center where required per Table 30.56-2.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2295 E. Sahara Avenue
- Site Acreage: 1.5 (subject parcel)/15.7 (shopping center)

- Project Type: Vehicle sales
- Number of Stories: 1
- Building Height (feet): 8.5
- Square Feet: 160
- Parking Required/Provided: 795/822 (shopping center)

Site Plan

The site plan depicts a portion of an existing parking lot to be enclosed by a chain-link fence for the creation of a separate space dedicated to vehicle sales. The portion of the shared parking lot being used is on the east side of the parcel, on the northern portion of an existing shopping center. The site itself will be accessed via 2 rolling gates; one rolling gate is located on the northwest portion of the site facing west, while the other is on the southeast portion of the site facing south. The site plan also depicts a new metal building to be placed on the eastern half of the subject site along with a port-a-potty.

The car sales lot will enclose a total of 41 parking spaces, 10 of which are to be available for use by customers and employees. The 31 spaces being used for the display of vehicles and as a pad for the metal building have been removed from the parking count for the shopping center, bringing the total number of parking spaces down to 822.

Landscaping

A portion of the proposed fence surrounding the site will be installed within the landscape strip along Sahara Avenue. No changes to the existing plant material along Sahara Avenue or the parking lot landscaping are proposed with this application. The proposed gate and fence are planned as being 5 feet tall, and the fence would be installed within the landscaping strip along Sahara Avenue.

Elevations

Elevation plans depict a prefabricated metal building measuring 8.5 feet tall. The building will be painted 1 color and will feature windows and a single entrance/exit.

Floor Plans

Floor plans depict the prefabricated metal building as being 1 room with 2 sales desks for employees and customers.

Applicant's Justification

The applicant states that the addition of a vehicle sales lot would be appropriate for the existing shopping center due to its underutilization of the parking area. The applicant also states that the site's proximity to major collector and arterial streets makes up for the shortage of parking. Additionally, the applicant notes that there are other car dealerships in the area and that the addition of this one would be in character with the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900226	Restaurant with a drive-thru	Approved by ZA	June 2021
ADET-20-900078 (ADR-901080-17)	First extension of time for a restaurant with a drive-thru	Approved by ZA	February 2020
ADR-901080-17	Restaurant with a drive-thru	Approved by ZA	February 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Incorporated Clark County	City of Las Vegas	Commercial development
South, East, & West	Corridor Mixed-Use	C-2	Commercial Development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff does not object to the increase in the number of vehicles displayed as the overall shopping center still has sufficient parking; however, since staff is not supporting the waivers of development standards or the design review for the site, staff cannot support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The 18 foot setback required by Title 30 is to ensure the safety of vehicles and pedestrians, and the proposed elimination of gate setbacks adjacent to Sahara Avenue and within the shopping center undermine that purpose. For this reason, staff cannot support this request.

Waiver of Development Standards #2

The installation of a 5 foot tall non-decorative fence along Sahara Avenue is counter-productive to the design standards that are required by the county. A decorative metal fence may be more costly or difficult to install but would be more visually appealing for the shopping center. Additionally, the height of the fence is out of character for the area. For these reasons, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Waivers of Development Standards #3, #4 & Design Review

The design standards set forth in Title 30 are meant to help create a visually appealing community and maintain harmony amongst new and old development. The installation of a prefabricated metal building is counter-productive to the design standards that are required by the county. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

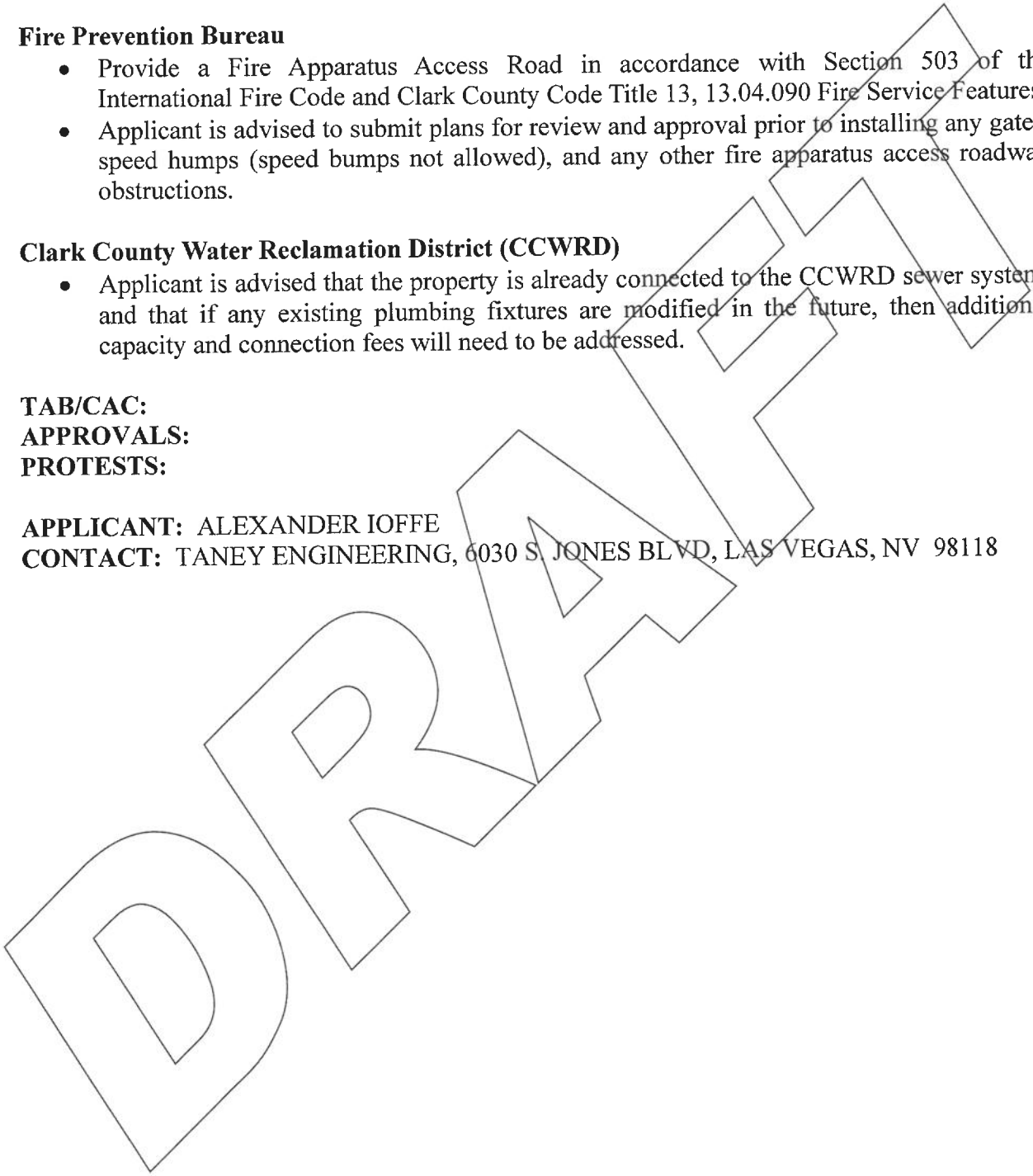
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALEXANDER IOFFE

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0918</u> DATE FILED: <u>12/27/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>01/30/2024</u> PC MEETING DATE: <u>02/20/2024</u> BCC MEETING DATE: _____ FEE: <u>\$1825</u>
	PROPERTY OWNER NAME: <u>Val Schwartz LLC</u> ADDRESS: <u>3218 Cambridge Hollows Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-499-7009</u> CELL: _____ E-MAIL: <u>alexanderioffe@yahoo.com</u>
	APPLICANT NAME: <u>Alexander Ioffe</u> ADDRESS: <u>3218 Cambridge Hollows Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-499-7009</u> CELL: _____ E-MAIL: <u>alexanderioffe@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Emily Sidebottom</u> ADDRESS: <u>6030 S Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-503-010, 162-11-503-009, -012, -013, -014, -015

PROPERTY ADDRESS and/or CROSS STREETS: Sahara and Eastern

PROJECT DESCRIPTION: Proposed Vehicle Sales

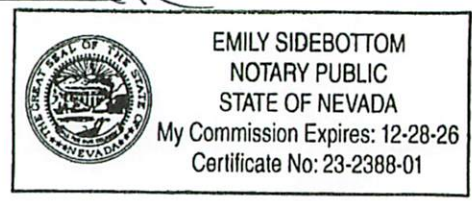
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Alexander Ioffe Alexander Ioffe
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 5, 2023 (DATE)
 By Alexander Ioffe

NOTARY PUBLIC: Emily Sidebottom



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

December 27, 2023

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Sahara & Eastern
APR-23-101175
APN: 162-11-503-010
Justification Letter**

**PLANNER
COPY**

To whom it may concern:

Taney Engineering, on behalf of On Point Development, is respectfully submitting justification for a Special Use Permit, Waivers of Development Standards, and Design Reviews in support of a proposed vehicle sales use within a C-2 (General Commercial) zone.

Property Information

The subject parcel is 1.46 gross acres and located south of Sahara Avenue and approximately 175 feet west of Eastern Avenue. The lot is occupied by a parking lot and commercial shopping center with 20,400 square feet of leasable space. The current zoning is C-2 (General Commercial) with a planned land use of CM (Corridor Mixed-Use).

The site is adjacent to properties with the following zoning categories and planned land uses:

- North: C-1 (Limited Commercial); TOD-2 (Transit Oriented Development – Low); City of Las Vegas
- East: C-1 (Local Business); CM (Corridor Mixed-Use); Clark County
- South & West: C-2 (General Commercial); CM (Corridor Mixed-Use); Clark County

The area allocated for vehicle sales comprises approximately .35 gross acres of the existing parking lot, with primary access from the established commercial driveway on Sahara Avenue. To ensure security and separation from the existing commercial shopping center, a 5-foot galvanized steel chain link fence with two gated entrances will be provided. The fencing and gates will be painted black. A modular office will be placed on site and 10 employee/customer parking spaces will be provided, along with spaces for 37 vehicles available for sale.

The existing landscaping along Sahara Avenue will not be modified. Please refer to the attached photos in lieu of a Landscape Plan.

Special Use Permit – Vehicle Sales

This request is for a Special Use Permit to allow for vehicle sales within a C-2 (General Commercial) zoning district. Per Table 30.44-1, since the proposed car lot will have common parking with another business, a site plan and parking analysis has been provided to increase the limit of 5 vehicles displayed outside. Any test drives will not utilize a residential local street per Table 30.44-1 standards. We believe this use is appropriate for the site given the current underutilization of the existing parking lot and the site's proximity to major collector and arterial streets, as well as its adjacency to established dealerships.



Waiver of Development Standards – Parking Reduction

This request is to waive Table 30.60-1 parking requirements for the proposed vehicle sales facility. The unique traffic pattern of a vehicle sales operation, characterized by shorter and less frequent visits, as well as the site's strategic proximity to major collector and arterial streets, significantly diminishes the need for on-site parking spaces. The existing parking lot consistently demonstrates lower utilization rates, indicating an excess of available parking spaces. By repurposing a section of this lot for vehicle sales, we optimize its underutilized capacity. Furthermore, the provided parking analysis demonstrates adequate parking within the shopping center even after the removal of the 41 designated stalls. The parking analysis includes APNs 162-11-503-009, -012, -013, -014, and -015; however, the vehicle sales use will be limited to 162-11-503-010.

Waiver of Development Standards – Access Gate Setback

This request is to waive Section 30.64.020 (7) to allow for an access gate setback of 0 feet, where 18 feet is required if the proposed gates remain open during business hours. The west gate is located 13.75 feet away from the property line and the south gate would be installed along the property line. This reduction is requested to maximize the available space within the proposed sales lot, improving both operational efficiency and customer experience. Due to the existing underutilization of the parking lot, this reduction will not impact traffic flow or visibility. Both access gates will remain open during business hours to streamline vehicle entry and exit and to mitigate any potential conflicts associated with the reduced setback.

Waiver of Development Standards – Non-Decorative Over-Height Fence

This request is to waive Section 30.64.020(1)(C) to allow for a non-decorative fence exceeding 3 feet in height along the Sahara Avenue frontage. The proposed 5-foot galvanized steel chain-link fence is strategically placed to enhance security and buffering within the context of the proposed development. This waiver is crucial to strengthen security measures for the vehicle sales lot and create a separation from the neighboring commercial shopping center. By doing so, potential concerns related to privacy and the safeguarding of assets are effectively mitigated. The utilitarian purpose of the proposed fence, primarily focused on security and buffering, justifies the departure from standard regulations and ensures the overall functionality and integrity of the development.

Waiver of Development Standards – Non-Decorative Metal Structure

This request is to allow for a non-decorative metal structure where not permitted per Table 30.56-2 (2). The proposed single-story structure will serve as a functional space aligned with the daily operations of a vehicle sales facility. The use of a non-decorative metal exterior offers durability and longevity, ensuring that the structure can withstand the demands of daily operations and any potential environmental stressors. Additionally, it provides a cost-effective solution, allowing for the allocation of resources towards other critical aspects of the project.

Waiver of Development Standards - Architectural Compatibility

This request is to allow for a non-architecturally compatible structure where required per Table 30-56-2 (5). While all buildings within a shopping center should give the appearance of being an integral part of the center, the proposed modular office is chosen to serve as a functional space aligned with the daily operations of a vehicle sales facility. The use of a non-decorative metal exterior offers durability and longevity, ensuring that the structure can withstand the demands of daily operations and any potential environmental stressors. Additionally, it provides a cost-effective solution, allowing for the allocation of resources towards other critical



aspects of the project. The proposed exterior color will match the color palette of other buildings within the shopping center.

Waiver of Development Standards – Alternative Landscaping

This request is to waive Section 30.64.030, Table 30.64-2, and Figure 30-64-13 to allow for alternative landscaping along Sahara Avenue. This development is proposing to construct an 5-foot tall, galvanized steel fence within the existing 10-foot landscape buffer, behind an attached 5-foot sidewalk. Since the proposed sales lot is located within an existing commercial parking lot, the fence is requested to provide additional security for the site outside of normal business hours. The landscaping along Sahara Avenue will not be modified and fencing will be installed behind the existing plantings.

Waiver of Development Standards – Parking Lot Landscaping

This request is to waive Section 30.64.030, Table 30.64-2, and Figure 30-64-14 to allow for alternative landscaping within the portion of the existing parking lot identified for use as a vehicle sales lot. The existing parking lot was designed under a previous version of Title 30, where a landscape island finger was permitted every 8 spaces. Given the proposed sale lot's placement within an established commercial parking area, we are requesting to maintain the existing configuration and landscaping. Reconfiguring this limited section to comply with current standards is deemed impractical and burdensome.

Design Review – Modular Building

This request is for a design review of a proposed modular building. The proposed structure, measuring 20 feet in length, 8 feet in width, and 8.5 feet in height, was selected for its cost-efficiency and adaptability to the specific needs of a vehicle sales facility. Its design incorporates elements that not only meet functional requirements but also complement the existing commercial shopping center and surrounding properties. The use of high-strength materials ensures durability, while its streamlined construction process minimizes environmental impact.

Design Review – Vehicle Sales Facility

This request is for a design review of the proposed vehicle sales facility. The design will adhere to all applicable zoning and building codes not otherwise waived in this letter, ensuring that it complements the existing commercial strip mall and surrounding properties. The aesthetic enhancements, including the decorative fence and gated entrances, will not only serve a functional purpose but will also contribute positively to the visual separation of the site.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0804-CONCEPCION EDELKYS HERRERA

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Palma Vista Avenue, approximately 600 feet west of Eastern Avenue within Winchester. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

162-11-711-043

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required side setback for an existing addition to a single family residence to 2 feet, 6 inches where 5 feet is the standard per Table 30.40-2 (a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2251 Palma Vista Avenue
- Site Acreage: 0.2
- Project Type: Addition setbacks
- Number of Stories: 1
- Building Height (feet): 7 (addition)/13 (overall house)
- Square Feet: 200 (addition)/2,500 (overall house)

Site Plans

The site plan depicts an existing single family residence located south of Palma Vista Avenue and approximately 600 feet west of Eastern Avenue. The plans show the subject site is 0.2 acres in size with the existing residence located centrally on the property. The plans show a 10 foot wide by 20 foot long existing room addition on the southeast corner of the existing property. The plans show the existing house is 2,500 square feet with the indicated existing addition being 200 square feet. The plans show a 283 square front porch located in the central portion of the residence and setback 29.3 feet from the front property line, where 20 feet is required. The existing house is shown to be setback approximately 12 feet from the western property line and 21.2 feet from the rear property line. The existing room addition is shown to be setback 54 feet

from the front property line, 25 feet from the rear property line, and 2.5 feet from the eastern side property, which requires a waiver of development standards. Access to the property is provided by a 12 foot wide residential driveway located in the northwest corner of the site, setback 6 feet from the western property line.

Landscaping

No additional landscaping is proposed by the plans for this application. The existing landscaping on site include small green areas/planters located in the northeast corner of the property and directly in front of the patio and to the west of the patio. A larger naturally landscaped areas is located on the western side of the residence. Based on the plans provided, a total of 1,342 square feet of softscaping and 1,848 square feet of hardscaping is provided in front and side yards of the subject site for a maximum of hardscape coverage of 58.6%, meaning a waiver of development standards is not required.

Elevations

The elevations depict a 13 foot tall single family house. The exterior materials of the existing house are shown to be blue stucco with various white accents along the roofline and stone veneer along the base of the house. A white porch is also shown along the front face of the house. All sides of the existing house are shown to be blue stucco with white roof trim. The existing room addition is shown to consist of the same blue stucco and white roof trim elements. The existing addition also has been treated with grey stone veneer along the base. Both the existing home and the existing addition have grey color asphalt shingle roofs.

Floor Plans

The floor plans show that the 2,500 square foot home contains 3 bedrooms located in the central and eastern portions of the house with a large living room and kitchen area located on the western portion of the home. The existing room addition is shown to be attached to the home with both interior and exterior access. The existing addition connects directly to a storage room in the eastern portion of the home and contains a family room and wet bar.

Applicant's Justification

The applicant indicates that they are requesting this waiver in order to obtain building permits for an existing addition that was built by previous ownership. They state that they need to reduce the setback due to the location of the existing addition on the property and they do not expect that the reduced setback to cause any additional harm to the neighbors.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-03336 is an active violation for building without a building permit and paving within the front yard.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The use of setbacks for structures is to help maintain a safe environment in a neighborhood. The fact that the subject room addition was not constructed with the benefit of permits, and the location of the existing addition is only a few feet from the property line, is cause for concern from both a fire and physical safety standpoint. Significantly reducing the required setback to the property line may also cause a visual disturbance to the neighbors. While staff appreciates that the applicant is not the original builder of the existing addition, there were means to construct the addition without the need for a waiver, and so the need for this waiver is a self-imposed burden. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process;
- Plant 1 medium evergreen tree, selected from the SNRPC Regional Plant List, within the front yard to obscure the existing addition from view;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised the property shall only be used for uses permitted within a single family residence; the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will

require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

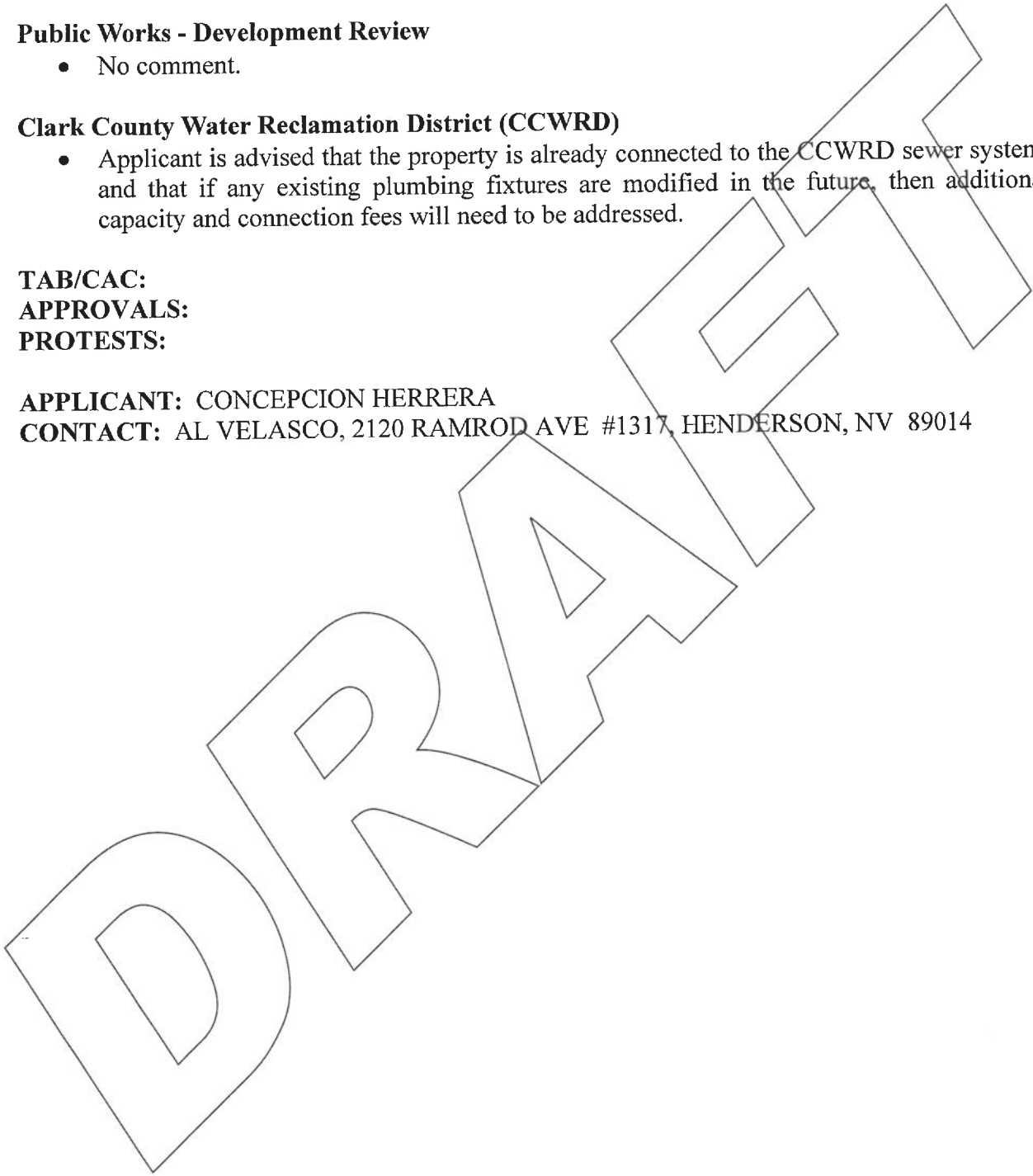
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CONCEPCION HERRERA

CONTACT: AL VELASCO, 2120 RAMROD AVE #1317, HENDERSON, NV 89014





LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

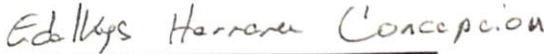
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0804</u> DATE FILED: <u>11/21/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATL: <u>1-30-24</u> PC MEETING DATE: <u>3-20-24</u> BCC MEETING DATE: _____ FEE: <u>\$775</u>
	PROPERTY OWNER NAME: <u>CONCEPCION EDELKYS HERRERA</u> ADDRESS: <u>2251 PALMA VISTA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 859 3761</u> CELL: _____ E-MAIL: <u>YENIACASTANO@YAHOO.COM</u>
	APPLICANT NAME: <u>CONCEPCION EDELKYS HERRERA</u> ADDRESS: <u>2251 PALMA VISTA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 8059 3761</u> CELL: _____ E-MAIL: <u>YENIACASTANO@YAHOO.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>AL VELASCO</u> ADDRESS: <u>2120 RAMROD AVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702 439 0422</u> CELL: _____ E-MAIL: <u>alvelasco7@hotmail.com</u> REF CONTACT ID #: _____

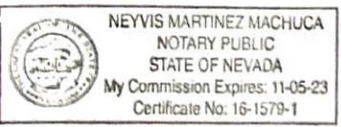
ASSESSOR'S PARCEL NUMBER(S): 162-11-711-043
 PROPERTY ADDRESS and/or CROSS STREETS: 2251 PALMA VISTA AVE LAS VEGAS NV 89169
 PROJECT DESCRIPTION: ROOM ADDITION SET BACKS

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.




 Edelkys Herrera Concepcion
 Property Owner (Print)

Property Owner (Signature)* _____
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 03-10-2022 (DATE)
 By Edelkys Herrera Concepcion
 NOTARY PUBLIC: Nevis Martinez Machuca



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

JUSTIFICATION LETTER

Edellys Herrera Concepcion

2251 Palma Vista Ave.
Las Vegas NV 89169

March 10/31/2023

Dear Commissioners.

I am formally requesting a waiver of standards to reduce a set back and building separation for an room addition

Set back required is 5' and I am asking to reduce to 2'-6"

The use of the structure is a family room and the size is 10'x20'

I bought the property on January just the way it is. furthermore, I have made no changes to the property.

I am asking for your consideration on this situation

Thanks

Respectfully
Edelkys Herrera Concepcion.

PLANNER

COPY

WS-23-0804