



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 12, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Beatriz Martinez at 702-455-0560 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Max Carter – Chair Paul Thomas-Member
 Alexandria Malone- Vice-Chair Briccida Castro-Member
 Earl Barbeau-Member

Secretary: Jill Leiva, 702-334-6892

County Liaison: Kelly Benavidez, Beatriz Martinez

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.
- III. Approval of November 14, 2019 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

IV. Approval of Agenda for December 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items:

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

VI. Planning & Zoning

12/17/19 PC

1. **UC-19-0745-BAHNAN, JOE A.:**

AMENDED HOLDOVER USE PERMITS for the following: **1)** proposed convenience store; and **2)** proposed alcohol sales, liquor – packaged only as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced separation for a trash enclosure; **3)** alternative landscaping; **4)** reduced driveway separation; and **5)** alternative driveway geometrics (previously not notified).

DESIGN REVIEWS for the following: **1)** proposed retail building; and **2)** alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/ja (For possible action) **12/17/19 PC**

2. **UC-19-0862-SOUND FOOD GROUP LLC:**

USE PERMIT to allow on-premises consumption of alcohol (supper club).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a residential use; **2)** alternative screening and buffering; **3)** reduce building setback; **4)** alternative driveway geometrics; and **5)** reduced throat depth on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor. TS/sd/ja (For possible action) **12/17/19 PC**

3. **UC-19-0863-SILVER YEARS SERIES 1, LLC:**

USE PERMIT to increase the number of vehicles (automobiles) displayed outside for a proposed vehicle sales facility when the business has common parking with other businesses.

DESIGN REVIEW for a proposed vehicle (automobiles) sales facility including a modular office building on a portion of 2.7 acres in a C-2 (General Commercial) Zone and C-2 (General Commercial) (APZ-2) Zone. Generally located on the east side of Moonlite Drive, and the north side of Lake Mead Boulevard within Sunrise Manor. LW/sd/jd (For possible action) **12/17/19 PC**

4. **WS-19-0846-CORDON EVA:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the required separation between buildings; **2)** reduce rear setback; **3)** reduce side (corner) setback; and **4)** reduced setback from a right-of-way for an existing detached casita/garage in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Chicago Avenue and the east side of Carillo Street within Sunrise Manor. TS/rk/jd (For possible action) **12/17/19 PC**

12/18/19 BCC

5. **ZC-19-0636-ASCENTIVE HOMES, LLC:**

HOLDOVER ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for single family residences.

WAIVER OF DEVELOPMENT STANDARDS for reduced lot area. Generally located on the north side of Patterson Avenue, 250 feet west of Arden Street within Sunrise Manor (description on file). TS/rk/jd (For possible action) **12/18/19 BCC**

01/07/20 PC

6. **VS-19-0885-AHUSA SERIES 1, LLC:**

VACATE AND ABANDON easement of interest to Clark County located between Sandy Lane and Camel Street, and between Lake Mead Boulevard and Windy Bay Avenue within Sunrise Manor (description on file). LW/bb/jd (For possible action) **01/07/20 PC**

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

01/08/20 BCC

7. **TM-19-500242-HALLEWELL MICHAEL & NANCY:**
TENTATIVE MAP consisting of 22 single family residential lots on 5.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)01/08/20 BCC
8. **UC-19-0894-HALLEWELL, MICHAEL & NANCY:**
USE PERMIT to allow an existing accessory structure (garage) prior to the construction of a principal building (single family residence).
WAIVER OF DEVELOPMENT STANDARDS to increase height for existing accessory structures (garages).
DESIGN REVIEW for a single family residential development on 5.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)01/08/20 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's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: January 2, 2020

X. Adjournment

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

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142
Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156
Parkdale Community Center 3200 Ferndale LV NV 89121
Sunrise Library 5400 Harris Ave. LV NV 89110
<http://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

November 14, 2019

MINUTES

| | | |
|-----------------|---|--|
| Board Members: | Max Carter – Chair – EXCUSED Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT | Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Jared Tasko |
| 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 October 10, 2019 Minutes
Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous
- IV. Approval of Agenda for November 14, 2019
Moved by: Mr. Malone
Action: Approved with switching the order of items 9 & 10
Vote: 4-0/Unanimous
- V. Informational Items: Ms. Martinez announced that Commissioners Segerblom & Gibson are having a Cleanup Saturday November 16th 2019 at 9am-2pm at the Sunrise Trailhead.

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair–LAWRENCE WEEKLY, Vice-Chair
SLARRY BROWN–JAMES GIBSON–JUSTIN JONES–MICHAEL NAFT–TICK SEGERBLOM
Yolanda King, County Manager

VI. Planning & Zoning

11/05/19 PC

1. **UC-19-0745-BAHNAN, JOE A.:**
USE PERMITS for the following: **1)** proposed convenience store; and **2)** proposed alcohol sales, liquor – packaged only as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced separation for a trash enclosure; **3)** alternative landscaping; and **4)** reduced driveway separation.
DESIGN REVIEWS for the following: **1)** proposed retail building; and **2)** alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/ja (For possible action)**11/05/19 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

11/06/19 BCC

2. **ZC-19-0636-ASCENTIVE HOMES, LLC:**
HOLDOVER ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for single family residences.
WAIVER OF DEVELOPMENT STANDARDS for reduced lot area. Generally located on the north side of Patterson Avenue, 250 feet west of Arden Street within Sunrise Manor (description on file). TS/rk/jd (For possible action)**11/06/19 BCC**
Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 3-1

11/19/19 PC

3. **UC-19-0780-RODRIGUEZ LOAIZA, VALENTIN:**
USE PERMIT to allow a proposed casita to exceed 1,500 square feet in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Linn Lane, 53 feet south of Jackie Drive (alignment) within Sunrise Manor. TS/jor/ja (For possible action)**11/19/19 PC**
Moved by: Ms. Castro
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

12/03/19 PC

4. **UC-19-0821-SOUTH WALNUT ROAD TRUST:**
USE PERMIT for a proposed day care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** parking lot landscaping; **3)** alternative fencing; **4)** reduce sidewalk width adjacent to a building; **5)** modified trash enclosures; and **6)** access a local street.
DESIGN REVIEWS for the following: **1)** day care facility; **2)** playground area; and **3)** existing parking and landscaping on 0.4 acres in an R-1 (Single-Family Residential) Zone. Generally located on the east side of Walnut Road and the south side of New York Avenue within Sunrise Manor. TS/bb/jd (For possible action)**12/03/19 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
5. **UC-19-0826-4450 CHEYENNE, LLC:**
USE PERMIT for the following: **1)** vehicle paint and body; **2)** vehicle repair; and **3)** vehicle sales on 1.2 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located 600 feet east of Lamb Boulevard and 150 feet north of Cheyenne Avenue within Sunrise Manor. MK/bb/jd (For possible action) **12/03/19 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

6. **WS-19-0797-HAREL TAL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for single family residential lots on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Palm Street, 275 feet north of Olive Street within Sunrise Manor. TS/lm/jd (For possible action) **12/03/19 PC**
Moved by: Mr. Barbeau
Action: Approved With Approval Conditions
Vote: 4-0/Unanimous
12/04/19 BCC
7. **VS-19-0827-PJA, LLC:**
VACATE AND ABANDON a portion of a right-of-way being an "Unnamed" street located between Betty Lane and Bledsoe Lane within Sunrise Manor (description on file). MK/lm/jd (For possible action)**12/04/19 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
8. **WC-19-400141 (ZC-0251-08)-PJA, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring: **1) construct full off-sites; and 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone.** Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/lm/jd (For possible action) **12/04/19 BCC**
Moved by: Mr. Thomas
Action: Approved With Approval Conditions
Vote: 4-0/Unanimous
9. **WC-19-400142 (ZC-0867-01)-NVDD HOLDING RP 2, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a drainage study and compliance in conjunction with an outside storage yard on 2.0 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the south side of Cartier Avenue and the west side of Lamont Street within Sunrise Manor. MK/lm/jd (For possible action) **12/04/19 BCC**
Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous
10. **WS-19-0825-PJA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) waive landscaping; 2) waive trash enclosure; 3) waive connection to public water and sewer; 4) waive a portion of on-site paving; and 5) reduce throat depth.**
DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/lm/jd (For possible action) **12/04/19 BCC**
Moved by: Mr. Thomas
Action: Approved with Approval Conditions
Vote: 4-0/Unanimous
11. **WS-19-0829-NVDD HOLDING RP 2, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) eliminate parking lot landscaping; and 2) waive trash enclosure.**
DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the south side of Cartier Avenue and the west side of Lamont Street within Sunrise Manor. MK/lm/jd (For possible action)**12/04/19BCC**
Moved by: Mr. Thomas
Action: Approved With Approval Conditions
Vote: 4-0/Unanimous

12. **ZC-19-0838-CHURCH FOURSQUARE GOSPEL INTL:**
ZONE CHANGE to reclassify 0.8 acres from R-1 (Single Family Residential) Zone to C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street; **2)** reduced parking; **3)** alternative landscaping; and **4)** alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** fast food restaurants with drive-thru service; **2)** use of vivid hues; and **3)** alternative parking lot landscaping. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor (description on file). TS/al/jd (For possible action) **12/04/19 BCC**
Moved by: Mr. Barbeau
Action: Approved Zone Change & Denied Waivers & Design Review- per staff recommendations
Vote: -0/Unanimous
- VII. General Business:None
- VIII. Public Comment: Mr. Gaudet was complaining about Charleston Blvd. near Lake Mead Blvd. & all the money spent on the bike trails that are not used and the inconsistency along the roads with the barriers etc.. Mr. Seip spoke with the board about the unincorporated town's 2021 Budget Request. Mr. Thomas informed the public that Commissioner Kirkpatrick is hosting a Cleanup Saturday November 30, 2019 at MLK & Lake Mead Blvd (above Los Feliz).
- IX. Next Meeting Date: The next regular meeting will be December 12, 2019
- X. Adjournment
The meeting was adjourned at 8:55 p.m.

RETAIL BUILDING
(TITLE 30)

UPDATE
CHARLESTON BLVD/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0745-BAHNAN, JOE A.:

AMENDED HOLDOVER USE PERMITS for the following: 1) proposed convenience store; and 2) proposed alcohol sales, liquor – packaged only as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced separation for a trash enclosure; 3) alternative landscaping; 4) reduced driveway separation; and 5) alternative driveway geometrics (previously not notified).

DESIGN REVIEWS for the following: 1) proposed retail building; and 2) alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-01-510-001

USE PERMITS

1. a. Allow a convenience store.
- b. Reduce the setback from the right-of-way line of a section line street (Charleston Boulevard) to 15 feet where 30 feet is required per Table 30.44-1 (a 50% reduction).
2. Allow alcohol sales, liquor – packaged only as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 21 spaces where 24 spaces are required per Table 30.60-1 (a 12.5% reduction).
2. Reduce the separation between a trash enclosure and a residential use to 20 feet where 50 feet is required per Section 30.56.120 (a 60% reduction).
3. Allow a 4 foot wide landscaping area adjacent to a proposed attached sidewalk along Charleston Boulevard where a 15 foot wide landscape area is required per Section 36.64.030.
4. Reduce the approach distance from the driveway along Mojave Road to the intersection of Charleston Boulevard to 61 feet (previously notified as 80 feet) where 150 feet is required per Uniform Standard Drawing 222.1 (a 59.3% reduction).
5. a. Reduce the throat depth to 6 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 76% reduction) (previously not notified).

- b. Allow a modified commercial curb return driveway with a partial ingress radius of 25 feet where a 25 foot radius must begin at a point of curvature along a street per Uniform Standard Drawing 222.1 (previously not notified).

DESIGN REVIEWS:

1. Retail building.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3121 E. Charleston Boulevard
- Site Acreage: 0.4
- Project Type: Retail building with a convenience store and a packaged liquor store
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 6,000
- Parking Required/Provided: 24/21

Site Plans

The plans depict a 6,000 square foot retail building with a convenience store and a packaged liquor store located on the eastern portion of the site. The parking area is located on the western portion of the site with the trash enclosure and loading area located adjacent to the south property line. The site has access to Mojave Road via 1 driveway that is approximately 80 feet from the intersection with Charleston Boulevard.

Landscaping

A landscape area between 4 feet and 15 feet wide is located adjacent to an attached sidewalk along Charleston Boulevard and a 10 foot wide landscape area is located adjacent to an attached sidewalk along Mojave Road. An 11 foot wide landscape area is located along the south property line adjacent to the Maple Street alley. The parking spaces in front of the building do not have landscape fingers every 6 spaces as required per Code. The landscape materials include trees, shrubs, and groundcover.

Elevations

The building is 19 feet in height with a flat roof and parapet walls. The façade consists of stucco siding in various shades of brown, pop-outs, and storefront window and door treatments.

Floor Plans

The 6,000 square foot building has a 2,100 square foot convenience store located in the northern portion of the building and a 3,900 square foot packaged liquor store located in the southern portion of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the use and design of the site are compatible with the existing development in the area and the improvements exceed the standards of the neighboring properties.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|-----------------|------------------------|
| North | City of Las Vegas | M | Office |
| South | Residential High (8 to 18 du/ac) | R-2 | Manufactured home park |
| East | Commercial Neighborhood | C-2 | Vehicle maintenance |
| West | Residential High (8 to 18 du/ac) | R-2 | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

Although staff has no objection to a convenience store at this location, staff is concerned about the portion of the request to reduce the setback from Charleston Boulevard and the waivers of the development standards which accompany this request. The use permit and the waivers requested are only necessary due to the design of the project which is a self-imposed hardship. Staff finds a convenience store can be redesigned to eliminate the reduction in setback; therefore, staff cannot support this request.

Use Permit #2

The C-1 (Local Business) zone is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. There are existing and proposed residential uses to the south and west; therefore, staff finds that a packaged liquor store would be too intense for this site, and the immediate area and other options for this service are available in the general area; therefore, staff cannot support this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

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

The numerous waivers of development standards requested are only necessary due to the design of the project which is a self-imposed hardship. The building is too large for the site and creates the need for several of the waivers. Staff finds the number and types of waivers of development standards requested are excessive and the applicant has not provided sufficient justification for or mitigation for these waivers; therefore, staff cannot support the requested waivers of development standards.

Design Reviews

Approval of the design of this project is contingent upon approval of the accompanying use permits and waivers of development standards which staff does not support. The request conflicts with several policies in the Comprehensive Master Plan including Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity, and Urban Specific Policy 77 which encourages the placement of required parking areas to be located behind the principal building(s) on the site; therefore, staff cannot support this request.

Public Works - Development Review

Waivers of Development Standards #4 & #5

Staff finds that the requested waivers for the location and design of the driveway are appropriate for this site as the limited frontage on Mojave Road necessitates an alternative design. If the full curb return driveway were installed, the already significantly reduced approach distance of 61 feet would be reduced even more. Safety increases as the distance from the driveway to the intersection increases.

Staff Recommendation

Approval of waivers of development standards #4 and #5; denial of the use permits and waivers of development standards #1, #2 and #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Provide landscape material in accordance with Figure 30.64-13 in the landscape area between the building and Charleston Boulevard and the Maple Street (alley) to the south.
- 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 a liquor or gaming license or any other County issued permit, license, or approval; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **If required by Nevada Department of Transportation or Public Works - Development Review Division, right-of-way dedication to include a property line radius per Uniform Standard Drawing 201;**
- **Nevada Department of Transportation approval;**
- **Reconstruct any unused driveways with full off-site improvements.**
- **Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0526-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS: 1 card

PROTESTS:

PLANNING COMMISSION ACTION: November 5, 2019 – HELD – To 12/17/19 – per the applicant to rewrite/re-notify.

APPLICANT: JOE BAHNAN

CONTACT: DAVID STRAIT, D. W. STRAIT ARCHITECTURE, 1223 HEATHER OAKS WAY, N. LAS VEGAS, NV 89031

12/17/19 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

CHARLESTON BLVD/FOGG ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0862-SOUND FOOD GROUP LLC:

USE PERMIT to allow on-premises consumption of alcohol (supper club).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a residential use; 2) alternative screening and buffering; 3) reduce building setback; 4) alternative driveway geometrics; and 5) reduced throat depth on 0.5 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

140-34-810-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between a proposed supper club and an existing residential use to 164 feet where 200 feet is required per Table 30.44-1 (an 18% reduction).
2. Allow 10 feet of landscaping adjacent to an attached sidewalk along Charleston Boulevard where 15 feet is required per Section 30.64.030 (a 33% reduction). Allow 10 feet of landscaping adjacent to an attached sidewalk along Fogg Street where 15 feet is required per Section 30.64.030 (a 33% reduction).
3. Reduce the setback for a proposed commercial building along Charleston Boulevard to zero feet where 10 feet is required per Table 30.40-4 (a 100% reduction).
4. Reduce the departure distance from a street intersection to a driveway to 74 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 61% reduction).
5. Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawings 222.1 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 6310 E. Charleston Boulevard

- Site Acreage: 0.5
- Project Type: Restaurant with on-premises consumption of alcohol (supper club)
- Number of Stories: 1
- Building Height (feet): 22 feet 8 inches
- Square Feet: 3,100
- Parking Required/Provided: 31/31

Site Plans

The plans show a proposed restaurant building located along the south property line. On-premises consumption of alcohol (supper club) is proposed in conjunction with the restaurant. A total of 31 parking spaces, including 3 parallel parking spaces along the west property line, are provided to the north of the restaurant building where a minimum of 31 spaces are required. This request is modifying the previous parking lot and driveway layout. Access to the site is from Fogg Street, but the driveway has been moved farther to the north. One-way drive aisles run south along the eastern property line, west in front of the building and then north along the eastern property line, adjacent to the parallel parking spaces.

Landscaping

A 10 foot wide intense landscape buffer per Figure 30.64-12 is located along the north property line and a 6 foot wall exists along the east property line. Alternative parking lot landscaping was approved to allow an additional tree in the area north of the parking aisle, instead of in a landscape finger.

Attached sidewalks are permitted per Section 30.64.030(1) (3). The applicant is requesting a 10 foot wide landscape area behind the attached sidewalk on both Charleston Boulevard and Fogg Street, instead of the 15 feet required.

Elevations

The plans depict a 1 story, 22 foot 8 inch high, restaurant building consisting of cement plaster finish, stone veneer, shutters, and aluminum storefront systems. The roof design consists of both decorative parapet walls and pitched concrete tile roofing. The proposed building will incorporate residential characteristics into the design.

Floor Plans

The plans show a 3,100 square foot restaurant building consisting of a seating area, kitchen area, bar, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the location is ideal for a restaurant since there are not many options for residents in the area to eat, other than the tavern on the adjacent property to the east. The building is oriented towards Charleston Boulevard and there should be minimal impacts to the residential uses to the north with the proposed intense landscaping buffer.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| ZC-18-0891 | Reclassified from R-E to C-1 zoning with a use permit for on-consumption of alcohol (service bar) and design review for restaurant building and alternative parking lot landscaping | Approved by BCC | December 2018 |
| NZC-0728-15 | Reclassify the property to C-1 zoning for a restaurant | Withdrawn | February 2016 |
| UC-0514-01 | Communications tower | Withdrawn | July 2001 |
| ZC-2239-97 | Reclassified to C-P zoning for an art gallery and outdoor sculpture display garden – expired | Approved by BCC | February 1998 |
| DR-1458-96 | Revised site design for an art gallery and outdoor sculpture display area – expired | Approved by PC | October 1996 |
| ZC-1176-95 | Reclassified to C-P zoning for an art gallery and outdoor display garden – expired | Approved by BCC | September 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|--------------------------|
| North | Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Single family residences |
| South | Residential Suburban (up to 8 du/ac) | R-2 | Single family residences |
| East | Office Professional | C-2 | Tavern |
| West | Residential Suburban (up to 8 du/ac) | R-1 | Single family residences |

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed use complies with Urban Land Use Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and of similar scale and intensity. The use is compatible and appropriate with the existing and adjacent commercial uses and should not have an adverse impact on the residential properties to the north and is proposed to be located along the south property line as far as possible from the residential development to the north. In addition, no outside dining is proposed with this application and an existing restaurant and cocktail lounge exists on the commercial property to the east. Staff believes the proposed supper club use will not adversely impact the surrounding properties. 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.

Waiver of Development Standards #1

The proposed supper club is separated from the single family development to the north by a 6 foot high block wall with a proposed 10 foot wide landscape buffer along the northern property line. The residential property line is approximately 164 feet north of the proposed restaurant building. The residential properties to the west and south are separated by both a collector and arterial streets. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff can support this request.

Waiver of Development Standards #2

All existing off-site improvements along Charleston Boulevard and along the east side of Fogg Street consist of attached sidewalks. In order to provide for a seamless and cohesive streetscape, staff can support the request for a reduced landscape strip of 10 feet along both Charleston Boulevard and Fogg Street and finds the request will not adversely impact adjacent or nearby properties. The landscape area of 10 feet with attached sidewalks is compatible with the existing landscaping for the property immediately to the east along Charleston Boulevard; therefore, staff can support this request.

Waiver of Development Standards #3

Staff reviews waiver requests to ensure compatibility with existing development in the area. The structure encroachment into the street setback is for a small portion of the structure on the southwest corner of the site. It will not impact sight visibility and should not have any negative impacts to the immediate area; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff can support the request to reduce the distance from the intersection to the driveway on Fogg Street as the applicant has placed the driveway nearly as far north as possible while still providing some separation between the driveway and the residential property to the north.

Waiver of Development Standards #5

Staff finds the request to eliminate the throat depth to be excessive as drivers entering the site may be confused by the northbound drive aisle adjacent to the south side of the driveway. While staff understands that the site is small, a reduction in building size would result in a reduction of the number of parking spaces required, which would provide an opportunity to remove the one way drive aisle.

Staff Recommendation

Approval of the use permit and waivers of development standards #1, #2, #3 and #4 and denial of waiver of development standards #5.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include property at the southwest corner of the site as required by Public Works - Development Review Division.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0631-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROBIN CAMACHO

CONTACT: ROBIN CAMACHO, 815 PARK PASEO, LAS VEGAS, NV 89104



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZO)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #) _____
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #) _____
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #) _____

STAFF

DATE FILED: 10/30/19 APP. NUMBER: UC-19-0862
 PLANNER ASSIGNED: SWD TAB/CAC: Sunrise Manor
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 12/2 TIME: 6:30
 FEE: \$1,150 PC MEETING DATE: 12/17/19
 CHECK #: 10039 + 10081 BCC MEETING DATE: _____
 COMMISSIONER: T.S ZONE / AE / RNP: C-1
 OVERLAY(S)? _____ PLANNED LAND USE: C-U
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: 500 SIGN? Y / N
 TRAILS? Y N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Sound Food Group, LLC
 ADDRESS: 521 S. 7th Street
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: 702-949-0790 CELL: 702-279-2466
 E-MAIL: robin@soundfoodgroup.com

APPLICANT

NAME: Robin Camacho
 ADDRESS: 815 Park Paseo
 CITY: Las Vegas STATE: NV ZIP: 89104
 TELEPHONE: 702-279-2466 CELL: 702-279-2466
 E-MAIL: robin@stolv.com REF CONTACT ID #: _____

CORRESPONDENT

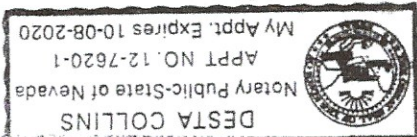
NAME: Robin Camacho
 ADDRESS: 815 Park Paseo
 CITY: Las Vegas STATE: NV ZIP: 89104
 TELEPHONE: 702-279-2466 CELL: 702-279-2466
 E-MAIL: robin@stolv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-34-810-033
 PROPERTY ADDRESS and/or CROSS STREETS: 6310 E. Charleston
 PROJECT DESCRIPTION: Supper Club

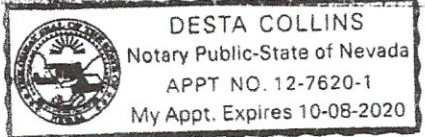
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property described in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, plat, map, and 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 to use our name and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robin Camacho Property Owner (Signature)
Robin Camacho / Sound Food Group LLC Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 10/15/19 (DATE)
 By ROBIN CAMACHO
 NOTARY PUBLIC: DESTA COLLINS



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



Robin Camacho
c/o Sound Food Group, LLC
521 S. 7th Street
Las Vegas, NV 89101
O: 702-949-0790
C: 702-279-2466

UC-19-0862

October 29, 2019

Mr. Steven DeMerritt
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter APN: 140-34-810-033

Dear Mr. DeMerritt:

Please accept this letter as our justification for a Special Use Permit for a Supper Club.

The project is located on the NEC corner of Fogg Street and East Charleston Avenue. The property is .47 acres zoned commercial C-1 and Neighborhood Commercial in the Sunrise Manor Land Use Guide. The western boundary of the property is Fogg Street, an 80-foot collector street, to the south is Charleston, a 100-foot major arterial street, to the north are two homes that are owned by investors, and one is operation as a group home.

This request is to allow a 3100 square foot restaurant on the property with a service bar.

The building will be oriented toward Charleston, away from the residential to the north. There is an existing block wall along the east and northern boundaries. Parking lot landscaping will be installed throughout the lot. There is a five-foot easement that runs along the northern property line. The dumpster will be placed towards the front of the property away from the residential. Thirty-one parking spaces are required and thirty-one are provided. Access to the site is provided on Fogg Street, an 80-foot collector street. A detached sidewalk is being provided along Fogg and Charleston, with landscaping on both sides of the sidewalk. A vacation will be requested for the five feet along Charleston.

The restaurant will provide an opportunity for residents in the area to have a place to eat other than the tavern adjacent to the site. The majority of the land surrounding this site is residential. Further east, heading towards the mountain there is no commercial. The subject site is separated from the rest of the neighborhood by the tavern to the east, Fogg Street to the west, a block wall to the north and Charleston to the south.

The restaurant will be a family owned business with a wide-ranging menu and specialty drinks. The owners have other projects in both Henderson and the City of Las Vegas, one of which will be opening soon. There is adjacent 24-hour commercial, so the impact to police, fire and traffic should be minimal

since this site will have limited hours of operation. We anticipate this will become a favorite lunch or dinner place that people will come to before or after they have drinks next door. We expect to capture some of the same clientele keeping them in the neighborhood.

We believe this request will be an asset to the neighborhood and respectfully request staff approval.

Sincerely,

Robin Camacho

Robin Camacho

12/17/19 PC AGENDA SHEET

VEHICLE SALES FACILITY
(TITLE 30)

LAKE MEAD BLVD/MOONLITE DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0863-SILVER YEARS SERIES 1, LLC:

USE PERMIT to increase the number of vehicles (automobiles) displayed outside for a proposed vehicle sales facility when the business has common parking with other businesses.
DESIGN REVIEW for a proposed vehicle (automobiles) sales facility including a modular office building on a portion of 2.7 acres in a C-2 (General Commercial) Zone and C-2 (General Commercial) (APZ-2) Zone.

Generally located on the east side of Moonlite Drive, and the north side of Lake Mead Boulevard within Sunrise Manor. LW/sd/jd (For possible action)

RELATED INFORMATION:

APN:
140-19-603-012 ptn

USE PERMIT:
Increase the number of vehicle (automobiles) for sale outside to 17 spaces where a maximum of 5 spaces are permitted when business has common parking with other businesses (a 240% increase).

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4230 E. Lake Mead Boulevard
- Site Acreage: 2.7 (portion)
- Project Type: Vehicle sales facility with a modular office building
- Number of Stories: 1
- Building Height (feet): 11 (modular office)
- Square Feet: 320 (modular office)
- Parking Required/Provided: 116/166 (entire property)

History

A previous application for a use permit to allow up to 17 vehicles for outside display, along with a design review for a modular office, was approved by the Planning Commission in 2017.

Included was a condition of approval to review as a public hearing in 2 years and to remove the modular office building and provide a clear demarcation for inventory of cars. The original applicant and/or property owner did not submit an application for review, and according to the current applicant, did not make use of the site and use permit, which has since expired.

Site Plans

The plans depict a vehicle sales facility with a modular office building located in the southwest corner of an existing commercial development, outside the boundary of the APZ-2 zone. The modular office building is set back approximately 117 feet from Moonlite Drive. Three parking spaces are provided for the sales facility where 3 parking spaces are required. An additional 17 parking spaces will be utilized for vehicle display. The overall project site requires 116 parking spaces where 166 parking spaces are provided. All off-site improvements exist for the project site along Moonlite Drive and Lake Mead Boulevard. Access to the site is from the existing commercial driveways along Moonlite Drive and Lake Mead Boulevard. One modular office building will be utilized for the proposed vehicle sales facility.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans depict an 11 foot high office building with a flat roof and wood siding. The roof will consist of asphalt shingles. All elevations except one contain windows that have window trim enhancements. The exterior of the modular office building will be painted in gray tone colors. The ground mounted equipment (air conditioner) will be screened per code requirements.

Floor Plans

The plans depict a pre-manufactured 320 square foot modular office building. The modular office building consists of a restroom and 2 offices.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the request is to allow for a vehicle sales facility for more than 5 vehicles when sharing parking with other businesses. The landlord and previous applicant did not make use of the site and the approved use permit (UC-0850-16) expired on January 17, 2019. A total of 20 spaces with 17 spaces for display and 3 spaces for customers for vehicle sales will be provided.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|-------------------------|----------------|--------------|
| UC-19-0489 | Food cart | Approved by PC | August 2019 |
| UC-0850-16 | Vehicle sales - expired | Approved by PC | January 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| UC-0329-16 | Food cart on a portion of the overall property | Approved by PC | July 2016 |
| DR-0872-15 | Vehicle sales facility on a portion of the overall property | Approved by PC | February 2016 |
| UC-0775-08 | Increased number of automobiles in conjunction with an existing auto sales business within a developing auto maintenance/repair center – expired | Approved by PC | November 2008 |
| WS-1356-07 | Reduced drive aisle width and allowed alternative design standards for a modular office building in conjunction with an auto sales business – expired | Approved by PC | December 2007 |
| UC-1239-04 | Vehicle repair including a waiver for access to a local residential street and a design review for a vehicle repair plaza | Approved by PC | August 2004 |
| ZC-0979-03 | Reclassified from R-2 to C-2 zoning | Approved by BCC | August 2003 |

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|---|
| North | Institutional | R-2 | Place of worship |
| South | Residential Urban Center (18 to 32 du/ac) | R-4 | Multiple family residential development |
| East | Commercial General | C-2 | Undeveloped |
| West | Commercial Neighborhood | R-2 | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis
Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff can support the request for additional vehicles (automobiles) for display outside since the parking analysis demonstrates that there are currently 50 parking spaces in excess of what is required. Therefore, by adding the new use and 17 display spaces, there are still 30 extra parking spaces. Staff can support this request and does not anticipate any negative impacts to the current site and/or current uses.

Design Review

Staff finds the proposed facility is consistent with existing and planned land uses in the immediate area. The commercial development on the remaining portion of the overall parcel consists of vehicle related uses, including repair. Staff does not anticipate any negative impacts to the surrounding area since the primary function of the site is automobile related. Staff finds that the proposed use complies with Urban Land Use Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and of similar scale and intensity; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: STANDARD AUTOMOTIVE LLC

CONTACT: LETICIA AVILA, BNL CONSULTING, 1865 N. WALNUT RD., #207, LAS VEGAS, NV 89115



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

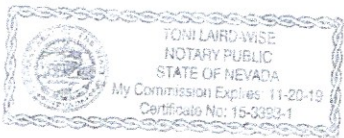
| | | |
|--|---|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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 DATE FILED: <u>10/30/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>1,350</u> CHECK #: <u>CASH</u> COMMISSIONER: <u>L.W</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>UC-19-0863</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>12/12</u> TIME: <u>6:30</u> PC MEETING DATE: <u>12/17/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>C-6</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER NAME: <u>Silver Years Series 1 LLC</u> ADDRESS: <u>2416 Whitewater Falls Ct</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ | |
| | APPLICANT NAME: <u>Standard Automotive LLC / Manuel E. Villalta</u> ADDRESS: <u>7319 Clearwater Cir</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-366-4382</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |
| | CORRESPONDENT NAME: <u>Leticia Avila</u> ADDRESS: <u>1865 N. Walnut Rd #207</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____ CELL: <u>702-589-1379</u> E-MAIL: <u>laleti41@gmail.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 140-19-603-012
 PROPERTY ADDRESS and/or CROSS STREETS: 4930 Lake Mead Blvd. Las Vegas NV 89115
 PROJECT DESCRIPTION: Used Car Dealership For 17 cars

(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.

Silvio Mateo
 Property Owner (Signature)*
Silvio Mateo
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 26, 2019 (DATE)
 By Silvio A Mateo
 NOTARY PUBLIC: [Signature]



*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.

STANDARD AUTO
4220 (424) E. Lake Mead Blvd.
Las Vegas, NV 89115
October 26, 2019

**JUSTIFICATION LETTER and PARKING ANALYSIS for the
CLARK COUNTY DEPARTMENT of COMPREHENSIVE PLANNING**

My name is Javier E. Villalta, Managing Member for STANDARD AUTOMOTIVE LLC, DBA Standard Auto. I'm respectfully requesting a Special Use Permit for Vehicle Sales at 4220 (4240) E. Lake Mead Blvd., Las Vegas, NV 89115, on the Clark County Assessor's Parcel #140-19-603-012 owned by Silver Years Series 1, LLC., represented by Silvio Marin, Manager.

Reference number UC-0850-16 on January 17, 2017 was approved for Vehicle Sales. Unfortunately, Landlord did not make use of this site and the Land Use permit expired on January 17, 2019. This site has 17 display spaces and 2 parking spaces for customers and 1 handicapped stall. The site has a 320 sq ft for office space. Title 30 requirements are 2 : 1,000 sq ft + 1 : 20 vehicle display spaces. Total 20 spaces are provided.

Respectfully requesting approval of Special Use Permit and Land Use application.

Thank you for the attention given to this matter

Sincerely

Javier E. Villalta
Standard Automotive LLC
4220 (4240) E. Lake Mead Blvd.
Las Vegas, NV 89115
702-366-4382

SETBACKS
(TITLE 30)

CHICAGO AVE/CARILLO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0846-CORDON EVA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the required separation between buildings; 2) reduce rear setback; 3) reduce side (corner) setback; and 4) reduced setback from a right-of-way for an existing detached casita/garage in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Chicago Avenue and the east side of Carillo Street within Sunrise Manor. TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-05-310-130

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between an existing accessory structure (casita/garage) and an existing residence to 3 feet where 6 feet is required per Table 30.40-1 (a 50% reduction).
2. Reduce the rear yard setback for an existing accessory structure (casita/garage) to zero feet where 5 feet is the standard per Table 30.40-1 (a 100% reduction).
3. Reduce the side (corner) yard setback for an existing accessory structure (casita/garage) to zero feet where 5 feet is the standard per Table 30.40-1 (a 100% reduction).
4. Reduce the setback from a right-of-way (Carillo Street) for an existing accessory structure (casita/garage) to zero feet where 5 feet is the standard per Section 30.56.040 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4511 E. Chicago Avenue
- Site Acreage: 0.2
- Project Type: Reduce setbacks for an existing accessory structure
- Number of Stories: 1
- Building Height (feet): 12

- Square Feet: 491

Site Plan

This site has an active Public Response violation for an unpermitted accessory structure. The plans show an existing accessory structure (casita/garage) in the rear yard of an existing single family residence. The residence is centrally located on the site and the front of the house faces north toward Chicago Avenue. The accessory structure consists of both a casita (living area without a kitchen) and a 2 car garage. The casita and garage do not have interior access. The location of the accessory structure is in the rear southwest portion of the property along Carillo Street. There is an existing block wall located along Carillo Street and the rear (south) property line of the parcel which separates the subject property from another single family residence. The existing accessory structure was constructed without permits and built too close to the house at the property line; therefore, waivers of development standards are required.

Landscaping

There are no changes proposed to the existing landscaping. The landscaping consists of trees, shrubs, and groundcover throughout the property.

Elevations

The accessory structure is approximately 12 feet in height and has a pitched roof with asphalt shingles and stucco siding. Window treatments and 2 roll-up garage doors face north on the front portion of the building. The accessory structure matches the residence in both material and color.

Floor Plans

The casita has an approximate area of 491 square feet which consists of a living room, bedroom, and bathroom. The attached 2 car garage is located on the east side of the casita. The casita and garage do not have interior access.

Applicant's Justification

The applicant indicates the accessory structure was already built when they purchased the property in 1998. Furthermore, the applicant stated they would like to keep the building since the structure is compatible with the house and is necessary for additional storage space.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE19-13102 is an active violation on the subject property for building a casita to an unpermitted detached garage.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of the building separation requirement is to prevent the massing of buildings and to provide a safe distance between structures. The building separation between the existing structures is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #2, #3, and #4

Although the accessory structure is not visibly obtrusive and is architecturally compatible with the residence, staff cannot support zero foot setbacks. Staff finds the elimination of rear and corner side setbacks are out of character and inconsistent with most other single family residences in the area. The required setbacks are intended to maintain an orderly and uniform streetscape which enhances the appearance of the neighborhood. Staff understands that the structure was built before they bought the property; however, this is a self-imposed hardship and staff cannot support this portion of the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved,

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

Public Works - Development Review

- Right-of-way dedication to include the spandrel on the northwest corner of the site.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOAQUIN AVILA

CONTACT: JOAQUIN AVILA, PO BOX 28874, LAS VEGAS, NV 89126

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 10.23.19 APP. NUMBER: WS-19-0846
 PLANNER ASSIGNED: RK TAB/CAC: Sunrise Manor
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 12/12/19 TIME: 6:30pm
 FEE: \$775.00 PC MEETING DATE: 12/17/19
 CHECK #: 27C BCC MEETING DATE: _____
 COMMISSIONER: TS ZONE / AE / RNP: R-1 (RNP III)
 OVERLAY(S)? RNP II PLANNED LAND USE: SM RS
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500ft SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: CE. 19-13102
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: EVA CORDON
 ADDRESS: 4511 E. CHICAGO AVE.
 CITY: LAS VEGAS STATE: NV ZIP: 89104
 TELEPHONE: 702 CELL: 702 308-3051
 E-MAIL: _____

APPLICANT

NAME: EVA CORDON
 ADDRESS: 4511 E. CHICAGO AVE.
 CITY: LAS VEGAS STATE: NV ZIP: 89104
 TELEPHONE: _____ CELL: 702 308 3051
 E-MAIL: _____ REF CONTACT ID #: 196808

CORRESPONDENT

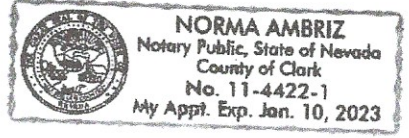
NAME: JOAQUIN AVILA
 ADDRESS: P.O. BOX 28874
 CITY: LAS VEGAS STATE: NV ZIP: 89126
 TELEPHONE: _____ CELL: 702 280 8173
 E-MAIL: JOAQUIN.LASVEGAS@GMAIL.COM REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-05-310-130
 PROPERTY ADDRESS and/or CROSS STREETS: 4511 E. CHICAGO AVE / CARRILLO ST.
 PROJECT DESCRIPTION: Setbacks for a Casita

(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.

Eva Cordon Property Owner (Signature)*
Eva Cordon Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 12, 2019 (DATE)
 By Eva Cordon
 NOTARY PUBLIC Norma Ambriz



*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.

EVA CORDON.

/ (WS)

4511 E. CHICAGO AVE.
LAS VEGAS NEVADA 89104.

JUSTIFICATION LETTER

Las Vegas Nevada, October, 14th' 2019

A year ago or so, a person ask me, to rent him a storage attached to the garage to live, I refuse because that space is not for habitat. Then He told me that, I would like to use to storage my tools. I agreed and couple months later he start living in that space.

I told him to leave and he act violent with me and all family members.

When I start the eviction process, he went and told the office that, the storage space it was not in compliance with codes.

I bought my property in 1998 and I been living in peace and harmony here in my neighborhood, the house came with the storage space since I start living in it.

I spend part of my savings in the eviction process and I do not have capital to demolish or do more work into the space.

Therefore, we are requesting 3 waivers for the casita/garage: 1) Eliminate the street setback to 0' for a portion of the casita. 2) Eliminate the rear setback to 0'. 3) Reduce the separation requirement between structures.

Thank you in advance for your time and understanding.

Eva Cordon
EVA CORDON

12/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
& REDUCE LOT AREA
(TITLE 30)

UPDATE
PATTERSON AVE/ARDEN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0636-ASCENTIVE HOMES, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for single family residences.
WAIVER OF DEVELOPMENT STANDARDS for reduced lot area.

Generally located on the north side of Patterson Avenue, 250 feet west of Arden Street within Sunrise Manor (description on file). TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:
161-05-410-021

WAIVER OF DEVELOPMENT STANDARDS:
To reduce the lot area to 4,792 square feet where a minimum of 5,200 square feet is required per Table 30.40-2 (an 8% reduction).

LAND USE PLAN:
SUNRISE MANOR RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 4550 Patterson Avenue
- Site Acreage: 0.2
- Number of Lots: 2
- Minimum/Maximum Lot Size (square feet): 4,792 (both lots)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 14 feet, 6 inches
- Square Feet: 2,280

History

The Vegas Manor subdivision lots were originally recorded as 50 foot wide by 100 foot long parcels and are considered legal lots of record even though the lots do not meet R-1 zoned

minimum lot sizes. As Vegas Manor developed many of the original lots were combined, making larger lots (ranging from 7,300 square feet to 15,000 square feet). In March 2001, the Board of County Commissioners (BCC) designated the area as a Residential Neighborhood Preservation III Overlay District which restricted minimum lot size to 7,000 square feet to maintain the community character of the area. The applicant is requesting that the overlay be removed for this parcel to allow for the proposed development.

Site Plans

The plans depict the proposed construction of 2 single family residences on two, 4,792 square foot lots. The site plan depicts compliance with all other bulk and development standards. The RNP-III Overlay District requires a minimum lot area of 7,000 square feet. The applicant is requesting a zone boundary amendment to remove the RNP-III Overlay and the waiver for the reduction in lot area as required by the proposed R-1 zone.

Elevations

The revised plans depict 2 single family residences that will be 1 story with the maximum height shown at approximately 14 feet 6 inches. The materials consist of stucco finished walls with decorative accents, window articulation, and concrete tile roofs.

Floor Plans

The proposed floor plan consists of a 4 bedroom, 2 car front loaded garage that is 2,280 square feet.

Applicant's Justification

The applicant indicates there has been a history of this type of request in Vegas Manor that has been approved. Based on their plans, the residences will meet all setback and height requirement of Code. The focus of this developer is to build affordable housing to meet the needs of the overall community. Furthermore, they have specifically chosen these infill lots to support the community and assist in the revitalization of the neighborhood.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|------------|
| ZC-0165-01 | County sponsored zone change to establish the RNP-III Overlay District | Approved by BCC | March 2001 |

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change & 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.

There are areas within Vegas Manor that have lot areas below 5,200 square feet; however, those have been generally limited to parcels adjacent to commercial at the perimeter of the subdivision or have had specific waivers approved to reduce lot area. Staff cannot support this request since it is neither consistent nor compliant with the intent and purpose of the surrounding RNP-III zoned properties. The majority of the developed lots within Vegas Manor are over the 7,000 square feet, and the property is located adjacent or contiguous to developed lots with approximate minimum lot areas that range in size from 9,500 square feet to 10,000 square feet. Therefore, the request is a self-imposed hardship which staff cannot support.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0464-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial. **Applicant to return to 12/12/19 Sunrise Manor TAB meeting.**

APPROVALS: 2 cards

PROTESTS: 5 cards

COUNTY COMMISSION ACTION: October 2, 2019 – HELD – To 11/06/19 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2019 – HELD – To 11/20/19 – per the applicant.

COUNTY COMMISSION ACTION: November 20, 2019 – HELD – To 12/18/19 – per the applicant.

APPLICANT: CHARLIE CONCOBY

CONTACT: WESTERN TRADES CONSTRUCTION, 4345 CORPORATE CENTER DR,
STE 200, LAS VEGAS, NV 89030

01/07/20 PC AGENDA SHEET

EASEMENT
(TITLE 30)

LAKE MEAD BLVD/SANDY LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0885-AHUSA SERIES 1, LLC:

VACATE AND ABANDON easement of interest to Clark County located between Sandy Lane and Camel Street, and between Lake Mead Boulevard and Windy Bay Avenue within Sunrise Manor (description on file). LW/bb/jd (For possible action)

RELATED INFORMATION:

APN:
140-19-201-005

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 225 square foot ingress/egress easement located adjacent to Lake Mead Boulevard. The easement area is located approximately 230 feet west of Camel Street and was originally granted to Clark County as part of the Lake Mead Condominiums Final Map in 2008. The easement is no longer needed for ingress/egress to the property.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| WS-19-0132 | Waivers with design review for reduced landscaping, street off-set, open space | Approved by BCC | May 2019 |
| VS-0685-07 | Vacated and abandoned public sewer and drainage easement in northeast portion of the parcel | Approved by PC | August 2007 |
| TM-0484-06 | 64 condominium units plus common element | Approved by PC | January 2007 |
| ZC-0130-06 | Reclassified 4.6 acres from C-P and C-1 to R-3 zoning | Approved by BCC | March 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|-----------------------------------|
| North | Residential Suburban (8 du/ac) | R-2 | Single family residences |
| South | Residential High (8 to 18 du/ac), General Commercial | RUD & C-2 | Single family residences, offices |
| East | Residential High (8 to 18 du/ac) | R-3 | Multi-family residential |
| West | Residential Urban Center (18 to 32 du/ac) | R-4 | Multi-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 easement 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ASPECT HOMES

CONTACT: WLB GROUP, INC., 7485 WEST AZURE AVENUE, SUITE # 226, LAS VEGAS, NV 89130

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|--|-------|--|---|
| APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____ | STAFF | DATE FILED: <u>11-12-2019</u> PLANNER ASSIGNED: <u>BAB</u> ACCEPTED BY: <u>BAB</u> FEE: <u>\$875</u> CHECK #: _____ COMMISSIONER: <u>LW</u> OVERLAY(S)? <u>-</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> | APP. NUMBER: <u>VS-19-0885</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12-12</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>1-7</u> <u>7:00pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>RH</u> |
|--|-------|--|---|

| | |
|----------------|---|
| PROPERTY OWNER | NAME: <u>AHUSA SERIES 1 LLC, A NEVADA LIMITED LIABILITY COMPANY</u> ADDRESS: <u>10300 W. Charleston Blvd. #13-59</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>512-786-1766</u> CELL: _____ E-MAIL: _____ |
|----------------|---|

| | |
|-----------|--|
| APPLICANT | NAME: <u>ASPECT HOMES</u> ADDRESS: <u>1309 Via Gabriel</u> CITY: <u>Palos Verdes Estates</u> STATE: <u>CA</u> ZIP: <u>90274</u> TELEPHONE: <u>512-786-1766</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |
|-----------|--|

| | |
|---------------|--|
| CORRESPONDENT | NAME: <u>The WLB Group, Inc</u> ADDRESS: <u>3663 E. Sunset Rd. Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: <u>702-592-1225</u> E-MAIL: <u>pvalentine@wlbgroup.com</u> REF CONTACT ID #: _____ |
|---------------|--|

ASSESSOR'S PARCEL NUMBER(S): 140-19-201-005

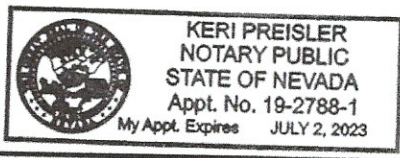
PROPERTY ADDRESS and/or CROSS STREETS: Lake Mead & Camel

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.

John Michael Stratton
 Property Owner (Signature)*

John Michael Stratton
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11/12/2019 (DATE)
 By John Michael Stratton
 NOTARY PUBLIC: Keri Preisler



*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.



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

November 12, 2019

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

RE: Justification Letter for Vacation for Lake Mead & Camel

Clark County Planning Staff,

Vacation

We are requesting to vacate the Ingress/Egress easement granted to Clark County per "Lake Mead Condominiums" as shown in book 139, page 67 of Plats. The property was reverted to acreage per "Reversionary Final Map of Lake Mead Condominiums" as shown in book 145, page 38 of Plats. The easement is no longer needed and was not used by the original project.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551 or via email at dpreisler@wlbgroup.com. Thank you for your consideration.

Respectfully,

Donald M. Preisler, PLS
Director of Surveying & Services
3663 E Sunset Road
Las Vegas, NV 89120
702-458-2551
dpreisler@wlbgroup.com

✓ 5-19-0885
**PLANNER
COPY**

01/08/20 BCC AGENDA SHEET

STEWART RANCH SUBDIVISION
(TITLE 30)

PHYLLIS ST/ORANGE TREE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500242-HALLEWELL MICHAEL & NANCY:

TENTATIVE MAP consisting of 22 single family residential lots on 5.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

161-03-501-008; 161-03-501-015; 161-03-501-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1325 Phyllis Street and 1278 Orchard Valley Drive
- Site Acreage: 5.3
- Number of Lots: 22
- Density (du/ac): 4.2
- Minimum/Maximum Lot Size (square feet): 5,269/21,400 (gross), 3,767/18,705 (net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 22 lots on 5.3 acres at a density of 4.2 dwelling units per acre. The minimum and maximum lot sizes are 5,269 square feet and 21,400 square feet, respectively. The sole means of access to lots 1 through lots 16 is granted via a 48 foot wide public street, connecting to Orchard Valley Drive, terminating in a cul-de-sac measuring 500 feet in length to the back of the sidewalk. Lot 17 is located along Orchard Valley Drive adjacent to an existing 5 foot wide attached sidewalk. Existing single family residences are located on lots 7 and lots 17 and will remain within the proposed development. An existing accessory structure (detached garage) will remain on lot 8 and is set back a minimum of 90 feet from the front property line and a minimum of 5 feet from the side and rear property lines. A 5 foot wide attached sidewalk is proposed on both sides of the public street. Lots 18 through lots 22 front on Phyllis Street and are located adjacent to an existing 5 foot wide attached sidewalk. An existing 5 foot wide power easement bisects the development from the west boundary line along Orchard Valley Drive to the east boundary line along Phyllis Street. A 20 foot wide sanitary sewer easement crosses the northern portion of lot 16 and the southern portion of lot 15. A 20 foot wide sanitary sewer easement crosses the southern portion

of lot 8 while a 20 foot wide water line easement crosses the northern portion of lot 7. A 20 foot wide sanitary sewer easement is located along the western portion of lots 18 through lots 22 and the northeastern portion of lot 8. A 5 foot wide sidewalk will be constructed along a portion of Orchard Valley Drive, adjacent to the western property line of lots 1 and lots 16.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-18-0958 | Reclassified the southern portion of the project site from R-E to R-1 zoning for future residential development | Approved by BCC | February 2019 |
| AG-18-900511 | Approved the settlement agreement Hallewell vs Clark County | Approved by BCC | August 2018 |
| UC-0195-17 | Commercial boarding stable and reduced pasture, turnout, and training area | Denied by BCC | April 2017 |
| ZC-0798-16 | Reclassified a portion of the project site from R-1 to R-E zoning | Denied by BCC | April 2017 |
| WS-0757-08 | Waiver to not connect to a public water line that is within 1,250 feet | Withdrawn | October 2008 |
| ZC-0258-02 | Reclassified the northern portion of the project site from R-E to R-2 zoning approved subject to a reduction to R-1 zoning | Approved by BCC | May 2002 |
| WS-1436-00 | Reduced side setback for an accessory structure (garage) | Approved by PC | October 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|--------------------------------------|-----------------|--------------------------|
| North, South, & East | Residential Suburban (up to 8 du/ac) | R-1 | Single family residences |
| West | Residential Suburban (up to 8 du/ac) | R-2 | Single family residences |

Related Applications

| Application Number | Request |
|--------------------|---|
| UC-19-0894 | A use permit request to allow an existing structure 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Traffic study and compliance;
- Full off-site improvements.

Current Planning Division - Addressing

- The proposed public street is an extension of Vespien Lane and shall maintain the same name;
- The address for the existing SFR that will remain on Lot 7 shall be changed upon recordation of the final map.

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 #0662-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MICHAEL H. HALLEWELL

CONTACT: MICHAEL H. HALLEWELL, 1852 ANGEL HEIGHTS DRIVE, HURRICANE,
UT 87737



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|---|-------|--|---|
| APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | STAFF | DATE FILED: <u>11/13/19</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$750</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> | APP. NUMBER: <u>TM-19-500742</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>12/12/19</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/8/20 9:00 AM</u> ZONE / AE / RNP: <u>R-1/NONE</u> PLANNED LAND USE: <u>SURS</u> NOTES: <u>REF. OC-19-0894</u> |
|---|-------|--|---|

| | |
|--|---|
| PROPERTY OWNER <input checked="" type="checkbox"/> | NAME: <u>Michael H. Hallowell</u> ADDRESS: <u>1852 Angel Heights Dr.</u> CITY: <u>Hurricane</u> STATE: <u>UT</u> ZIP: <u>84737</u> TELEPHONE: _____ CELL: <u>702-595-5443</u> E-MAIL: <u>Michaelharrishallowell@gmail.com</u> |
|--|---|

| | |
|---|---|
| APPLICANT <input checked="" type="checkbox"/> | NAME: <u>Michael H. Hallowell</u> ADDRESS: <u>1852 Angel Heights Dr.</u> CITY: <u>Hurricane</u> STATE: <u>UT</u> ZIP: <u>84737</u> TELEPHONE: _____ CELL: <u>702-595-5443</u> E-MAIL: <u>michaelharrishallowell@gmail.com</u> REF CONTACT ID #: _____ |
|---|---|

| | |
|---|---|
| CORRESPONDENT <input checked="" type="checkbox"/> | NAME: <u>Karl Rasmussen</u> ADDRESS: <u>20 S. 850 W. #1</u> CITY: <u>Hurricane</u> STATE: <u>UT</u> ZIP: <u>84737</u> TELEPHONE: <u>435-668-8307</u> CELL: _____ E-MAIL: <u>Karl@pv-erg.com</u> REF CONTACT ID #: _____ |
|---|---|

ASSESSOR'S PARCEL NUMBER(S): 161-03-501-007, 161-03-501-008

PROPERTY ADDRESS and/or CROSS STREETS: 1325 S Phyllis St. Las Vegas, NV 89142. Phyllis St, Orchard Valley dr.

TENTATIVE MAP NAME: Stewart Ranch

NUMBER OF LOTS: 21 GROSS/NET ACREAGE 4.56/3.73 GROSS/NET DENSITY 4.61 units

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.

[Signature] Property Owner (Signature)*
Michael Harris Hallowell Property Owner (Print)

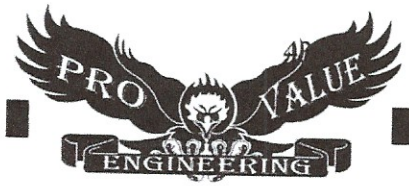
STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 13, 2019 (DATE)
 By _____

NOTARY PUBLIC: Barbara Van Buskirk



*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.

20 South 850 West, #1
Hurricane, UT 84737



435-668-8307

karl@pv-eng.com

November 8, 2019

Subject: Hold Letter

The Stewart Ranch tentative map is being submitted concurrently with the use permit of an accessory structure and a design review; hence, we propose that Clark County holds the tentative map to the same meeting dates as these companion applications.

ProValue Engineering

**PLANNER
COPY**

01/08/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT PHYLLIS ST/ORANGE TREE AVE
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0894-HALLEWELL, MICHAEL & NANCY:

USE PERMIT to allow an existing accessory structure (garage) prior to the construction of a principal building (single family residence).

WAIVER OF DEVELOPMENT STANDARDS to increase height for existing accessory structures (garages).

DESIGN REVIEW for a single family residential development on 5.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

161-03-501-008; 161-03-501-015; 161-03-501-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1325 Phyllis Street and 1278 Orchard Valley Drive
- Site Acreage: 5.3
- Number of Lots: 22
- Density (du/ac): 4.2
- Minimum/Maximum Lot Size (square feet): 5,269/21,400 (gross), 3,767/18,705 (net)
- Project Type: Single family residential development
- Number of Stories: 2 (single family residence and detached garage)/1 (detached garage)
- Building Height: 22 (single family residence)/30 (detached garage in conjunction with single family residence)/15 (detached garage)
- Square Feet: 5,622 (single family residence)/2,712 (detached garage in conjunction with single family residence)/612 (detached garage)

Site Plans

The plans depict a single family residential development consisting of 22 lots on 5.3 acres at a density of 4.2 dwelling units per acre. The minimum and maximum lot sizes are 5,269 square

feet and 21,400 square feet, respectively. The sole means of access to lots 1 through lots 16 is granted via a 48 foot wide public street, connecting to Orchard Valley Drive, terminating in a cul-de-sac measuring 500 feet in length to the back of the sidewalk. Lot 17 is located along Orchard Valley Drive adjacent to an existing 5 foot wide attached sidewalk. Existing single family residences are located on lots 7 and lots 17 and will remain within the proposed development. An existing accessory structure (detached garage) will remain on lot 8 and is set back a minimum of 90 feet from the front property line and a minimum of 5 feet from the side and rear property lines. A 5 foot wide attached sidewalk is proposed on both sides of the public street. Lots 18 through lots 22 front on Phyllis Street and are located adjacent to an existing 5 foot wide attached sidewalk. An existing 5 foot wide power easement bisects the development from the west boundary line along Orchard Valley Drive to the east boundary line along Phyllis Street. A 20 foot wide sanitary sewer easement crosses the northern portion of lot 16 and the southern portion of lot 15. A 20 foot wide sanitary sewer easement crosses the southern portion of lot 8 while a 20 foot wide water line easement crosses the northern portion of lot 7. A 20 foot wide sanitary sewer easement is located along the western portion of lots 18 through lots 22 and the northeastern portion of lot 8. A 5 foot wide sidewalk will be constructed along a portion of Orchard Valley Drive, adjacent to the western property line of lots 1 and lots 16.

Elevations

The photographs depict an existing 15 foot high detached garage (lot 17) with a stone exterior and a pitched concrete tile roof. The photographs also depict an existing 30 foot high detached garage (lot 7) with a stucco exterior featuring a pitched concrete tile roof.

Applicant's Justification

The existing detached garage is structurally sound and has a nice rock finish on the outside. The applicant desires to keep the garage to ensure the prospective landowners can use it as their detached garage. The proposed layout of the subdivision is compatible with the residential developments located to the north, east, west, and south of the project site. The proposed subdivision is well integrated and throughout, with each single family residence as a custom home.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| ZC-18-0958 | Reclassified the southern portion of the project site from R-E to R-1 zoning for future residential development | Approved by BCC | February 2019 |
| AG-18-900511 | Approved the settlement agreement Hallewell vs Clark County | Approved by BCC | August 2018 |
| UC-0195-17 | Commercial boarding stable and reduced pasture, turnout, and training area | Denied by BCC | April 2017 |
| ZC-0798-16 | Reclassified a portion of the project site from R-1 to R-E zoning | Denied by BCC | April 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|--------------|
| WS-0757-08 | Waiver to not connect to a public water line that is within 1,250 feet | Withdrawn | October 2008 |
| ZC-0258-02 | Reclassified the northern portion of the project site from R-E to R-2 zoning approved subject to a reduction to R-1 zoning | Approved by BCC | May 2002 |
| WS-1436-00 | Reduced side setback for an accessory structure (garage) | Approved by PC | October 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|--------------------------------------|-----------------|--------------------------|
| North, South, & East | Residential Suburban (up to 8 du/ac) | R-1 | Single family residences |
| West | Residential Suburban (up to 8 du/ac) | R-2 | Single family residences |

Related Applications

| Application Number | Request |
|--------------------|---|
| TM-19-500242 | A tentative map consisting of 21 single family residential 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**Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff typically does not support the construction of accessory structures prior to the construction of a principal building (single family residence). However, since the 612 square foot garage is existing, and is compatible with the surrounding residential development, staff does not object to this request. Furthermore, the future owner of the residential lot may desire to keep the 2 car garage as it currently remains in good condition.

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 over height accessory structures associated with single family residential developments. However, since both of the garages were constructed at least 20 years ago, and remain in good condition, staff can support this request.

Design Review

Urban Specific Policy 4 of the Comprehensive Master Plan encourages the preservation of existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. Staff finds the proposed density of the single family residential development is compatible with the abutting R-1 and R-2 zoned single family residential developments. Urban Specific Policy 11 encourages all developments outside of rural areas to provide sidewalks on both sides of any public street. The design of the proposed subdivision includes an attached 5 foot wide sidewalk on both sides of the public street. The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area and meets several goals of the Comprehensive Master Plan; therefore, staff recommends approval.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic 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 #0662-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MICHAEL H. HALLEWELL

CONTACT: MICHAEL H. HALLEWELL, 1852 ANGEL HEIGHTS DR., HURRICANE, UT 84737

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 11/13/19 APP. NUMBER: UC-19-0894
 PLANNER ASSIGNED: MNO TAB/CAC: SUNRISE MANOR
 ACCEPTED BY: MNO TAB/CAC MTG DATE: 12/12/19 TIME: 6:30
 FEE: \$1,525 PC MEETING DATE: -
 CHECK #: _____ BCC MEETING DATE: 1/8/20 9:00AM
 COMMISSIONER: TS ZONE / AE / RNP: R-1/NONE
 OVERLAY(S)? NONE PLANNED LAND USE: SURS
 PUBLIC HEARING? REF. TM-19-500242 NOTIFICATION RADIUS: 1,000' SIGN?
 TRAILS? PFNA? LETTER DUE DATE: -
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: -

PROPERTY OWNER

NAME: Michael H. Hallowell
 ADDRESS: 1852 Angel Heights Dr.
 CITY: Hurricane STATE: ut ZIP: 84737
 TELEPHONE: " CELL: 702-595-5443
 E-MAIL: michaelharris.hallowell@gmail.com

APPLICANT

NAME: Michael H. Hallowell
 ADDRESS: 1852 Angel Heights Dr.
 CITY: Hurricane STATE: ut ZIP: 84737
 TELEPHONE: " CELL: 702-595-5443
 E-MAIL: michaelharris.hallowell@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Karl Rasmussen
 ADDRESS: 205. 850w. #1
 CITY: Hurricane STATE: ut ZIP: 84737
 TELEPHONE: " CELL: 435-668-8307
 E-MAIL: Karl@pv-eng.com REF CONTACT ID #: _____

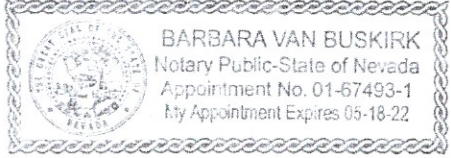
ASSESSOR'S PARCEL NUMBER(S): 161-03-501-007, 161-03-501-008
 PROPERTY ADDRESS and/or CROSS STREETS: 1325 S Phyllis St. Las Vegas, NV 89112. S Phyllis St. and Orchard Valley Dr.
 PROJECT DESCRIPTION: 21 lot subdivision to be built. Single Family Residence will be custom homes

(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.

[Signature]
 Property Owner (Signature)*
Michael Harris Hallowell
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 13, 2019 (DATE)

By _____
 NOTARY PUBLIC: Barbara Van Buskirk



*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.

20 South 850 West, #1
Hurricane, UT 84737



435-668-8307

karl@pv-eng.com

November 8, 2019

11/13/19

JUSTIFICATION

Subject: ~~Hold~~ Letter

As the design review is required by the board of county commissioners, we believe that the chosen layout of the subdivision is compatible with the subdivisions located to the north, each, south, and west portions of the property. The proposed subdivision is well integrated and thought out, with each single-family residence as a custom home. All 21 lots meet the design requirements of R-1 zoning and have a minimum of 5,200 square feet. The cul-de-sac meets the design requirements for its R-O-W widths and the head has a radius of 44 feet.

ProValue Engineering

**PLANNER
COPY**

20 South 850 West, #1
Hurricane, UT 84737



435-668-8307
karl@pv-eng.com

November 8, 2019

Subject: Justification Letter for the special use permit of an accessory structure (detached garage) found on lot 8 of the proposed Stewart Ranch subdivision.

As the existing detached garage meets the building set back requirements, is structurally sound and has a nice rock finish on the outside, we desire to keep it to insure that the prospective landowners can use it as their detached garage.

ProValue Engineering

**PLANNER
COPY**