



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 11, 2021

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 insert name of contact at phone number and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to Beatriz.Martinez@clarkcountynv.gov, before 5pm, February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members:

Max Carter – Chair

Alexandria Malone- Vice Chair

Earl Barbeau-Member

Paul Thomas-Member

Bricieda Castro-Member

Secretary:

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

County Liaison:

Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, will.covington@clarkcountynv.gov;

Anthony Manor; manora@clarkcountynv.gov

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call

II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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

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

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.

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Beatriz.Martinez@clarkcountynv.gov, before 5pm, on February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for November 12, 2020 (For possible action)
- IV. Approval of Agenda for February 11, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for Discussion)

VI. Planning & Zoning:

03/02/21 PC

- 1. **UC-21-0001-BDG II, LLC & BORDIGIONI, DEAN V. TRUST:**
USE PERMITS for the following: 1) permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development; 2) reduce the separation from a vehicle paint/body shop to a residential use; and 3) permit a vehicle paint/body shop in an APZ-2 overlay district.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) waive landscaping.
DESIGN REVIEW for a vehicle paint/body shop on 0.5 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the east side of Abels Lane, 230 feet south of Cartier Avenue (alignment) within Sunrise Manor. MK/al/jd (For possible action)03/02/21 PC
- 2. **UC-21-0014-RNI-NV, LP:**
USE PERMIT for on-premises consumption of alcohol (tavern) on 1.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 300 feet east of Marion Street within Sunrise Manor. TS/al/jd (For possible action)03/02/21PC

03/03/21 BCC

- 3. **AR-21-400006 (UC-0040-10 (WC-0081-17))-THREE PEAKS INVESTMENTS ETAL & REP GLOBAL, LLC:**
WAIVER OF CONDITIONS THIRD APPLICATION FOR REVIEW for a use permit requiring that the storage containers be removed when towing business leaves the property on 9.2 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the north side of Cheyenne Avenue, 750 feet east of Walnut Road within Sunrise Manor. WM/jgh/jd (For possible action)03/03/21BCC

4. **UC-21-0005-BAILEY, DONALD R. JR., ET AL:**
USE PERMIT to waive paving for an outside area used for parking, storing, and maneuvering equipment and materials.
DESIGN REVIEW for an equipment sales, rental, and service - construction or heavy equipment (construction cranes) facility with outside storage and ancillary office on 2.1 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-1) Zone. Generally located on the north side of Alto Avenue, 320 feet west of Nellis Boulevard within Sunrise Manor. MK/jor/jd (For possible action)03/03/21

- VII. General Business: Approval of the Sunrise Manor Town Advisory Board 2021 Calendar and appoint a Chair and Vice Chair.
- 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.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to Beatriz.martinez@clarkcountynv.gov, before 5:00 pm, February 11, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: February 25, 2021

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110
<https://notice.nv.gov/>

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



Sunrise Manor Town Advisory Board

November 12, 2020

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Briceida Castro- EXCUSED Rob Kiminski- Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of October 29, 2020 Minutes

Moved by: Ms. Malone

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for November 12, 2020

Moved by: Mr. Barbeau

Action: Approved with item #3 being Held

Vote: 3-0/Unanimous

V. Informational Items:

Ms. Martinez informed everyone that there is a Drive Thru Covid-19 testing at the Texas Station Casino

VI. Planning & Zoning

11/17/20 PC

1. **TM-20-500152-AVENDANO'S PROPERTY DEVELOPMENT, INC:**

TENTATIVE MAP consisting of 22 single family residential lots on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Welter Avenue and on the east side of Walnut Road within Sunrise Manor. TS/rk/jd (For possible action) 1/17/20 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/unanimous

12/01/20 PC

2. **DR-20-0458-TEN15 WINTERWOOD, LLC:**

DESIGN REVIEW for a retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action) 11/17/20 PC

Moved by: Ms. Malone

Action: Approved per staff recommendations

Vote: 3-0/unanimous

3. **ET-20-400121 (UC-18-0403)-SALAZAR MANAGEMENT GROUP V, LLC:**

USE PERMITS FIRST EXTENSION OF TIME to commence for the following: 1) a reclamation facility; 2) office as a principal use in an M-D Zone; and 3) an office as a principal use in an APZ-2 Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive parking lot landscaping for a reclamation facility; and 2) reduce access gate setback to the property line.

DESIGN REVIEW for a reclamation facility with outside storage on 2.5 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Marco Street, 260 feet north of Carey Avenue within Sunrise Manor. MK/jor/jd (For possible action) 11/17/20 PC

ITEM HELD TO 12/10/20 TAB MEETING PER APPLICANTS REQUEST

4. **WS-20-0472-TAVERN HOLDINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS reduce setbacks for a freestanding animated sign from a residential property.

DESIGN REVIEW for a freestanding animated sign on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, approximately 150 east of Mount Hood Street within Sunrise Manor. MK/bb/ja (For possible action) 11/17/20 PC

Moved by: Mr. Thomas

Action: Denied per staff recommendations

Vote: 3-0

12/02/20 BCC

5. **VS-20-0429-J & R, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Webfoot Road and Las Vegas Boulevard North, and between Walnut Road and Sandy Lane within Sunrise Manor (description on file). LW/jt/jd (For possible action) 12/02/20 BCC

Moved by: Ms. Malone

Action: Approved per staff recommendations

Vote: 3-0/unanimous

6. **WC-20-400111 (ADR-19-900505) -J & R, LLC:**
WAIVER OF CONDITION of an administrative design review requiring full off-site improvements in conjunction with a vehicle (automobile) sales business on 2.2 acres in a C-2 (General Commercial) (AE-75) & (APZ-2) Zone. Generally located on the northwest corner of Las Vegas Boulevard North and Walnut Road within Sunrise Manor. LW/jt/jd (For possible action) 12/02/20 BCC
Moved by: Mr. Barbeau
Action: Approved w/ 3 year review
Vote: 2-1
7. **WC-20-400112 (UC-0040-15) -J & R, LLC:**
WAIVER OF CONDITIONS of a use permit requiring full off-site improvements in conjunction with a vehicle (automobile) sales business on 2.2 acres in a C-2 (General Commercial) (AE-75) & (APZ-2) Zone. Generally located on the northwest corner of Las Vegas Boulevard North and Walnut Road within Sunrise Manor. LW/jt/jd (For possible action) 12/02/20 BCC
Moved by: Mr. Barbeau
Action: Approved w/ 3 year review
Vote: 2-1
8. **ZC-20-0440-LOPEZ-GAMBOA MIGUEL A & JUAN J:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-65) Zone.
USE PERMIT to allow retail sales.
WAIVER OF DEVELOPMENT STANDARDS to allow vertical metal siding.
DESIGN REVIEWS for the following: 1) office and industrial buildings; and 2) lighting plan. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jd (For possible action)12/02/20 BCC
Moved by: Mr. Barbeau
Action: Approval of entire application
Vote: 3-0/Unanimous

VII. General Business:

1. Receive an update on Clark County's Economic Development Plan. (for discussion only)
2. Discuss 2021 TAB Meeting Dates. (for possible action)

Moved by: Mr. Carter

Action: Approved with November 11th date being changed to Nov 10th 2021

Vote: 3-0/Unanimous

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be December 10, 2020

X. Adjournment

The meeting was adjourned at 7:23 p.m.

03/02/21 PC AGENDA SHEET

VEHICLE PAINT/BODY SHOP
(TITLE 30)

ABELS LN/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0001-BDG II, LLC & BORDIGIONI, DEAN V. TRUST:

USE PERMITS for the following: **1)** permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development; **2)** reduce the separation from a vehicle paint/body shop to a residential use; and **3)** permit a vehicle paint/body shop in an APZ-2 overlay district.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking, and **2)** waive landscaping.

DESIGN REVIEW for a vehicle paint/body shop on 0.5 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the east side of Abels Lane, 230 feet south of Cartier Avenue (alignment) within Sunrise Manor. MK/al/jd (For possible action)

RELATED INFORMATION:

APN:

140-17-410-004

USE PERMITS:

1. Permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development where not permitted per Table 30.44-1.
2. Reduce the separation for a vehicle paint/body shop from a residential use to 72 feet where a minimum of 200 feet is required per Table 30.44-1 (a 64% reduction).
3. Permit a vehicle paint/body shop within an APZ-2 zone of the Nellis Air Force Base Airport Environs.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking for a vehicle paint/body shop to 11 spaces where a minimum of 14 spaces are required per Table 30.60-1 (a 21.4% reduction).
2. Waive landscaping adjacent to a less intense use (existing manufactured home park) along the eastern property line where landscaping per Figure 30.64-11 is required.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2552 Abels Lane
- Site Acreage: 0.5
- Project Type: Vehicle paint/body shop
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 8,870
- Parking Required/Provided: 14/11

Site Plan

The request is to establish a vehicle paint/body shop within an existing office/warehouse building. The building is within an office/warehouse complex and the parcel has shared access with the parcels to the north and south and is attached to a building to the south. The building is in the central portion of the parcel with parking to the west of the building and additional parking and outside storage area located to the east of the building.

Landscaping

There are existing landscape areas located along Abels Lane and at the northwest corner of the building consisting of trees, shrubs, and groundcover. When the building was constructed a 3 foot wide landscape area was provided along the east property line. There is no plant material currently located within this area and the applicant is requesting a waiver of development standards to not provide landscaping.

Elevations

The building is 1 story with a maximum height of 24 feet. The building has a flat roof behind a parapet wall. The building is constructed of decorative concrete block. There are existing roll-up doors on the east and west sides of the building that will be used to access the service bays for the facility. The roll-up door on the east side of the building faces an existing manufactured home park and the roll-up door on the west side faces Abels Lane. The west side of the building is the office entrance which consists of aluminum storefront window treatments.

Floor Plan

The plan depicts an existing office warehouse building with an area of 8,870 square feet. The western 750 square feet of the building will be the office and the remainder will be the work area for the facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is to allow an existing business to be relocated. This site is better suited for their business needs. The location of the service bay doors are existing and cannot be relocated to be brought into compliance with the development standard that these

doors not face a street or residential development. The 200 feet separation from the residential development is intended to mitigate the impact of the facility on the residents in the area. This site is in close proximity to Nellis Air Force Base which has equal or greater impact on the residents than the proposed facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0967-14	Recycling center - expired	Approved by PC	February 2015
WS-1564-00	Waiver for landscaping and a design review for an industrial development	Approved by PC	December 2000
ZC-0702-97	Reclassified 151.2 acres, which included this site, to M-1 zoning for an industrial development	Approved by BCC	July 1997

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	M-1	Office/warehouse facility
East	Business and Design/Research Park	R-T	Manufactured home park
West	Business and Design/Research Park	M&D	Auto repair facility & 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

This is an existing office/warehouse building that is located within an industrial complex. Like all of the buildings within this complex there are existing roll-up doors on the east and west sides of the buildings that face the manufactured home park or the street. These doors are existing, and it is not possible to relocate them to a location on the building where they would not face the manufactured home park or the street and allow vehicles to drive into the work area for the proposed facility. Since the roll-up doors are existing and this matches other industrial buildings in this area staff does not object to this request.

Use Permit #2

The requirement for a vehicle paint/body shop to have a 200 foot separation to residential uses is intended to mitigate the impacts of this use on residents. The existing manufactured home park is in a unique location. The site is impacted by operations at Nellis Air Force Base and subject to loud noise from aircraft. The site is also located in an APZ-2 Overlay District for Nellis Air Force Base. The areas adjacent to the manufactured home park have been developed with industrial uses in M-D and M-1 zones. Staff believes that 1 day the manufactured home park will be redeveloped with an industrial use that is more compatible with the air base and the other industrial uses in this area. Until the manufactured home park is redeveloped the residents of this area will be impacted by the air base and the adjacent industrial uses, which includes outside storage adjacent to the manufactured home park. Staff finds that the proposed use will have an equal or lesser impact on these residences than the existing developments in the area and air base operations. Therefore, staff can support this request.

Use Permit #3

The site is in an Accident Potential Zone II (APZ-2) for the Nellis Air Force Base Airport Environs. Properties within this area are at increased risk of aircraft accidents and as such certain land uses in these areas must be reviewed to ensure that the intensity of the use will not conflict with air base operations and risk lives and property. The proposed facility will have 6 workstations. The applicant indicates that no more than 5 people will be on-site with any regularity. Therefore, staff finds the proposed use will not conflict with air base operations and can 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.

Waiver of Development Standards #1

The applicant is requesting to reduce parking to 11 parking spaces where 14 parking spaces are required. The applicant indicates that the proposed facility will only have 5 people on-site on a regular basis. The proposed business is a vehicle paint/body shop, which is not the type of business where people will be waiting around for service. Vehicles will be dropped off at this location and when the work is completed arrangements will be made to pick-up vehicles. Therefore, staff finds that the proposed parking is adequate for the facility and can support this request.

Waiver of Development Standards #2

Currently this site and the adjacent properties to the north and south do not have landscaping adjacent to the east property lines, which is adjacent to the manufactured home park, and aerial photographs indicate that there has not been landscaping along the east property line for several years. The parcels to the north and south of this site use the areas adjacent to the manufactured home park for outside storage without landscaping to help screen the outside storage from the

manufactured home park. There are no records of complaints with the Clark County Public Response Office for a lack of landscaping along the east property line. Since this area is slowly transitioning away from residential uses and there currently is no landscaping along the east property line, and without any complaints from the neighbors, staff does not object to 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

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: CYCLOP COLLISION CENTER

CONTACT: GE CONSULTING, 1442 WHITE DR., LAS VEGAS, NV 89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>67500</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>47500</u> <input 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 APP. NUMBER: <u>UC-21-0003</u> DATE FILED: <u>1-6-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Suzanne Manor</u> TAB/CAC DATE: <u>2-11-21</u> PC MEETING DATE: <u>3-2-21</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$115000</u>
	PROPERTY OWNER NAME: <u>A & P Enterprise LLC</u> ADDRESS: <u>2552 Abels Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702) 326-5558</u> CELL: <u>(702) 326-5558</u> E-MAIL: <u>Amarilizp@gmail.com</u>
	APPLICANT NAME: <u>Cyclop Collision Center</u> ADDRESS: <u>2552 Abels Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702) 253-1484</u> CELL: <u>(702) 326-5558</u> E-MAIL: <u>liz@cyclopartomotive.net</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Greg Esposito</u> ADDRESS: <u>1442 White Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 375-4957</u> CELL: <u>(702) 375-4957</u> E-MAIL: <u>GEsposito@cox.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-17-410-004
 PROPERTY ADDRESS and/or CROSS STREETS: 2552 Abels Lane WNW 89115 Lamb & AITO
 PROJECT DESCRIPTION: Vehicle Paint / Body Shop

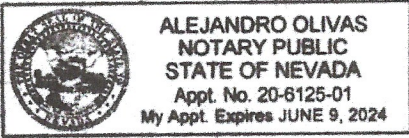
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

 Property Owner (Signature) Amariliz Petculescu
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/26/20 (DATE)

By Amariliz Petculescu
 NOTARY PUBLIC: _____



*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.

APR-20-100686

GE Consulting
Greg Esposito

GESposito@cox.net
702.375.4957

November 25th, 2020

Mr. Al Laird, Principal Planner
Current Planning, Comprehensive Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Use Permits and Waivers of Development Standards for a Vehicle Paint/Body Shop

Greetings,

Cyclop Automotive is requesting Use Permits and Waivers of Development Standards to operate a Vehicle Paint/Body shop at 2552 Abels Ln., Las Vegas NV 89115, parcel 140-17-410-004. This location is in an M-D Zone, and would be within the Airport Environs AE-70 & APZ-2 zone, so we are requesting the required Use Permits. This location is within 200 feet from a residential use (manufactured home park), the existing building has one roll up door that is visible from Abels Ln. and one that is visible from a residential use, and the east property line has been paved since 2005 making it impossible to install the required three foot landscape buffer, so we are requesting the required Waivers of Development Standards.

Cyclop Automotive is a female and minority owned business that has been in operation since 2007, and the owners have been in the industry since 1990. Their tenure and work quality are evidenced by the level of clients they serve, which include all of the major automobile manufacturers, and major insurance and vehicle rental companies. They have never received any noise, odor, or code complaints in their 13 years of operation.

They serve a unique market; when there is a car accident in their "zone" of Clark County, and the damaged car is towed by a manufacturer, insurance, or rental car company, it comes to their shop. There are only six such service providers in Clark County, each with their own zones, forcing Cyclop Automotive to remain in the zip code they currently operate. This is why they chose to use the Small Business Association COVID-19 stimulus loan they received to purchase this property.

Unfortunately, when they called the Clark County planning department to make sure they could operate their business at the location they were not told about the need for two special use permits.

At their peak they employed ten workers. When COVID-19 forced people to stay home their industry crashed (no pun intended) because automobile accidents were far less frequent. They own the new facility, which is smaller and well suited for the quantity of work they do.

It is understandable that Clark County would require a 200' separation from a residential development for a use like this one. It is obvious that noise and odor would be a concern.

When one thinks of an auto body shop, images of sparks and piles of wrecked cars come to mind. You can almost hear the sounds of metal grinding and sheet metal being hammered as soon as you think of it. While that may be the case in other shops, Cyclop Automotive is not one of them. Their clients require that all repairs be done with approved parts, shipped and installed "as is", with no modifications. This means no hammering or grinding. Their pneumatic tools are specifically designed to operate quietly, a safety feature required by the manufacturer. Vehicle painting must be done in sterile environments, with particle and odor capturing devices in use. Their shop is inspected for compliance by their clients regularly, and they have never failed an inspection.

The back wall of the building is 72' from the neighboring wall, and there are two mobile homes on the other side of the six foot tall block wall. No work will be done in the 5300 sq. ft. back lot. It will only be used to store cars that have been or are waiting to be worked on. The loading bay door that faces the lot is existing, and will not be open while work is being done inside the building. Therefore we feel the requested Special Use Permits and Waiver of Development Standards are appropriate.

This is an existing building, and the loading bay doors and landscaping have been the same since its construction in 2005. The previous use at this location was a recycling center, and the uses directly to the south are Machining Specialist Inc., MB Automotive, and Clark County Public Auction House. We feel this use is aligned with past and current uses at or near this location, and requiring the installation of a landscape buffer would be out of character with the neighboring uses, so we are requesting a Waiver of Development Standards for the landscaping requirement along the east property line.

This is an existing structure. It will have 6 work stations, and it is never expected that more than four or five people will be on site with any regularity. It is not a business that typically receives customers. Therefore we feel we meet the Repair Services requirements of an APZ-2 zone.

I hope this letter explains why we feel this use is appropriate for this location. If you have any questions, comments or concerns please do not hesitate to ask. I am available at your convenience.

Respectfully,
Greg Esposito, GE Consulting
1442 White Dr., Las Vegas NV 89119
GESposito@cox.net
(702) 375-4957

03/02/21 PC AGENDA SHEET

TAVERN
(TITLE 30)

SAHARA AVE/MARION ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0014-RNI-NV, LP:

USE PERMIT for on-premises consumption of alcohol (tavern) on 1.1 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Sahara Avenue, 300 feet east of Marion Street within Sunrise Manor. TS/al/jd (For possible action)

RELATED INFORMATION:

APN:
161-08-101-011

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 4465 E. Sahara Avenue
- Site Acreage: 1.1
- Project Type: Reestablish a tavern
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 5,230
- Parking Required/Provided: 53/56

Request

The site was previously used as a tavern (Shooter's Bar and Grill). The prior operator of the tavern closed the business and the current use permit (UC-1012-02) expired on February 15, 2021. A new operator would like to reestablish the site as a tavern but is not able to obtain a business license prior to the February 15, 2021 expiration date. Therefore, it is necessary to apply for a new use permit to reestablish a tavern at this site.

Site Plan

No changes are proposed to the existing building or the site layout. The existing building is located on the central portion of the northern half of the property. Parking for the business is located to the east, west, and south of the building. Access to the site is provided by a private

driveway easement located along the east side of the property, there is no direct access to Sahara Avenue.

Landscaping

No changes are proposed or required to existing landscape areas with this request. The existing landscape area along Sahara Avenue is approximately 10 feet wide and consists of shrubs and groundcover. There is a landscape area adjacent to the private drive on the east side of the site that is approximately 15 feet wide and also consists of shrubs and groundcover. At the northeast and southeast corners of the building are landscape areas consisting of palm trees.

Elevations

The existing building is 1 story with a maximum height of 20 feet. The building has a flat roof behind parapet walls and the exterior of the building has a stucco finish painted in earth tone colors.

Floor Plan

The building has an area of 5,230 square feet which consists of the kitchen and food preparation areas, bar, and customer seating area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site was previously used as a tavern and the use is still compatible and appropriate for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0386-05	Live entertainment in conjunction with a tavern - expired	Approved by PC	April 2005
UC-1012-02	On-premises consumption of alcohol (tavern) in conjunction with a restaurant - expired	Approved by BCC	September 2002
ZC-197-92	Reclassified 9.4 acres, including this site, to M-D zoning for an office/warehouse complex	Approved by BCC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-1	Communications facility
South & East	Business and Design/Research Park	M-D	Communications facility
West	Business and Design/Research Park	M-D	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

This site was approved for the use of a tavern by UC-1012-02 in September 2002 and a tavern was operated at this location until February 2020. Between September 2002 and February 2020 there were 3 complaints filed for this site which consisted of rubbish & debris on the site, and sign violations; and all those cases were resolved. Therefore, there are no active records of a tavern resulting in a substantial or undue adverse effect on adjacent properties. UC-1012-02 is expiring because the new operator of the site is unable to obtain a business license prior to the 1 year anniversary of the close of business. Staff finds the use is still appropriate at this location and supports the use permit.

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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: RNI-NV, LP

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS
VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 APP. NUMBER: <u>UC-21-0014</u> DATE FILED: <u>1-12-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Surree Mond</u> TAB/CAC DATE: <u>2-11-21</u> PC MEETING DATE: <u>2-2-21</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$1,200</u>
	PROPERTY OWNER NAME: <u>RNI - NV, LP</u> ADDRESS: <u>1580 Makaloa Street, Suite 1220</u> CITY: <u>Honolulu</u> STATE: <u>HI</u> ZIP: <u>96814</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>RNI - NV, LP</u> ADDRESS: <u>1580 Makaloa Street, Suite 1220</u> CITY: <u>Honolulu</u> STATE: <u>HI</u> ZIP: <u>96814</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>ajc@kcnvlaw.com</u> REF CONTACT ID #: <u>175451</u>

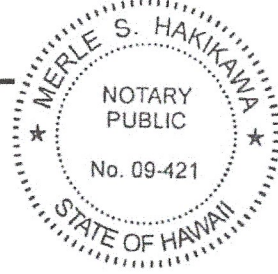
ASSESSOR'S PARCEL NUMBER(S): 161-08-101-011
 PROPERTY ADDRESS and/or CROSS STREETS: 4465 E. Sahara Avenue
 PROJECT DESCRIPTION: Use permit for a tavern

(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.

Chad Iwamoto
 Property Owner (Signature)* Property Owner (Print)

STATE OF Hawaii
 COUNTY OF Honolulu
 SUBSCRIBED AND SWORN BEFORE ME ON DEC 23 2020 (DATE)

By [Signature]
 NOTARY PUBLIC: MERLE S. HAKIKAWA MY COMMISSION EXPIRES 10/4/2021



*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.

APP-20-100 968

NOTARY CERTIFICATION ON BACK OF THIS PAGE.