



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

- III. Approval of Minutes for February 12, 2026. (For possible action)
- IV. Approval of the Agenda for February 26, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning  
03/04/26 BCC

**1. UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL CO-TRS:**  
**USE PERMITS** for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometrics.

**DESIGN REVIEW** for proposed outdoor storage in conjunction with a vehicle paint/body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor. TS/bb/kh (For possible action) 03/02/26 BCC

03/17/26 PC

**2. UC-26-0047-2475 NELLIS LV, LLC:**

**USE PERMIT** to allow vehicle maintenance and repair.

**DESIGN REVIEW** for modifications to an existing commercial building on a 1.16 acre portion of a 17.99 acres within an existing shopping center in an IP (Industrial Park) Zone within Airport Environs (AE-70 and APZ-2) Overlay. Generally located west of Nellis Boulevard and north of Carey Avenue within Sunrise Manor. MK/tpd/cv (For possible action) 03/17/26 PC

03/18/26 BCC

**3. ZC-25-0833-A & J RENTALS, LLC:**

**ZONE CHANGE** to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/gc (For possible action) 03/18/26 BCC

**4. VS-25-0835-A & J RENTALS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/cv (For possible action) 03/18/296 BCC

**5. WS-25-0834-A & J RENTALS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce lot area; and 3) increase retaining wall height.

**DESIGN REVIEW** for a proposed single-family subdivision on 1.62 acres in an RS10 (Residential Single-Family) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action) 03/18/26 BCC

**6. TM-25-500200-A & J RENTALS, LLC:**

**TENTATIVE MAP** consisting of 6 single-family residential lots on 1.62 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action) 03/18/26 BCC

**BOARD OF COUNTY COMMISSIONERS**

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

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 12, 2026.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142  
<https://notice.nv.gov>

**BOARD OF COUNTY COMMISSIONERS**

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VII. General Business: None

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KEVIN SCHILLER, County Manager



# Sunrise Manor Town Advisory Board

February 12, 2026

## MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – EXCUSED Michael Huling- Planning
Secretary:	Jill Leiva	
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 January 29, 2026 Minutes

Moved by: Mr. Williams

Action: Approved

Vote: 3-0/Unanimous

### IV. Approval of Agenda for February 12, 2026

Moved by: Mr. Barbeau

Action: Approved with item #5 held & #3 & #4 combined

Vote: 3-0/Unanimous

### V. Informational Items: Commissioners Segerblom & Gibson are having a Spring Job Fair March 13<sup>th</sup> From 10am-3pm at the Las Vegas Convention Center -West Hall. There will be free childcare & Interviews on the spot.

### VI. Planning & Zoning

03/03/26 PC

#### 1. UC-25-0898-LAKE MEAD SQUARE, LLC:

USE PERMIT for personal services (gym) in conjunction with an existing shopping center on 2.59 acres in a CG (Commercial General) Zone within the Airport Environs (APZ-2) Overlay. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rr/kh (For possible action) 03/03/26 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

#### BOARD OF COUNTY COMMISSIONERS

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

**2. VS-26-0001-VAZQUEZ-ABITIA, ELESDESMO & FRAUSTO-MALDONADO, GABRIELA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hollywood Boulevard and Easement Lane, and Owens Avenue and Hathaway Drive within Sunrise Manor (description on file). MK/rp/kh (For possible action) **03/03/26 PC**

**Moved by: Mr. Williams**

**Action: Approved per staff recommendations**

**Vote: 3-0/Unanimously**

**03/04/26 BCC**

**3. ZC-25-0902-BABCOCK RIVERWALK, LLC:**

**ZONE CHANGE** to reclassify 2.81 acres from an H-2 (General Highway Frontage) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/rk (For possible action) **03/04/26 BCC**

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendations**

**Vote: 3-0/Unanimously**

**4. UC-25-0903-BABCOCK RIVERWALK, LLC:**

**USE PERMITS** for the following: 1) outdoor storage and display; and 2) truck parking or staging.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate and reduce buffering and screening.

**DESIGN REVIEW** for proposed outdoor storage and display and proposed truck parking or staging on 2.81 acres in an IP (Industrial Park) Zone within the Airport Environs Overlay (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/sd/kh (For possible action) **03/04/26 BCC**

**Moved by: Mr. Williams**

**Action: Approved with if approved recommendations**

**Vote: 3-0/Unanimously**

**5. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase fence/wall height; 3) allow an attached sidewalk; 4) waive off-site improvements (sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action) **03/04/26 BCC**

**HELD UNTIL THE MARCH 12<sup>TH</sup> TAB MEETING**

**6. WS-26-0017-T & P INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate buffering and alternative screening; 3) reduce minimum height for security wire in conjunction with a non-decorative security fence (chain-link); 4) increase fence height; 5) allow an existing non-decorative (chain-link) fence; 6) reduce access gate setback; 7) reduce approach distance; 8) reduce throat depth; and 9) allow existing pan driveways. **DESIGN REVIEW** for accessory structures (storage containers) in conjunction with an existing office/warehouse building on 0.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Marion Drive and south of Melvin Street within Sunrise Manor. TS/md/kh (For possible action) **03/04/26 BCC**

**Moved by: Mr. Williams**

**Action: Approved with if approved conditions & a 2 year review upon occupancy.**

**Vote: 3-0/Unanimously**

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VII. General Business: None

VIII. Public Comment: A neighbor came in to find help. Nellis & Flamingo near Sams Town has an encampment of homeless people. The area has gotten bad and the neighbors are afraid to go out at night.

IX. Next Meeting Date: The next regular meeting will be February 26, 2026

X. Adjournment  
The meeting was adjourned at 7:15pm



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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL  
CO-TRS:

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TS/bb/kh (For possible action)

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RELATED INFORMATION:

APN:

162-01-703-012; 162-01-704-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow outdoor storage where not permissible as a primary or accessory use per Section 30.04.06.
- b. Reduce the proposed trash enclosure setback to 3 feet where 50 feet is required per Section 30.04.06 (a 94% reduction).
2. Eliminate parking lot landscaping where a landscape island shall be provided every 6 parking spaces and at the end of each row of per Section 30.04.01D.
3. a. Eliminate street landscaping along Mojave Road where required per Section 30.04.01D.
- b. Eliminate street landscaping along Fremont Street where required by 30.04.01D.
4. Allow an existing 9 foot high non-decorative fence (unenergized electric fence) within the front setback along Mojave Road where a 3 foot decorative fence is allowed per Section 30.04.03B (a 200% increase).
5. a. Allow an existing non-decorative solid wood fence along St. Louis Avenue (northeast corner) where a decorative fence is required along a street per Section 30.04.03B.
- b. Allow an existing non-decorative fence (unenergized electric fence) along St. Louis Avenue where a decorative fence is required along a street per Section 30.04.03B.

6.
  - a. Allow an existing 10 foot high security fence where an 8 foot high decorative screen wall is required for buffering and screening along the northeast property line per Section 30.04.02C (a 25% increase).
  - b. Allow a single row of evergreen trees along the northeast property line where landscape buffers require a double row of evergreen trees each row planted offset from one another is required per Section 30.04.02C.
  - c. Reduce the landscape buffer along the northeast property line to 5 feet where a 15 foot wide landscape buffer is required per Section 30.04.02C (an 67% reduction).
7.
  - a. Allow existing security fencing to be 13.5 feet high (12 foot CMU block wall with 1.5 foot high barb wire on top), where a maximum of 10 feet in height is allowed per Section 30.04.03D (a 35% increase).
  - b. Allow existing security fencing wire to be 6 feet above ground where security wire shall be 8 feet above ground (a 25% reduction).
8.
  - a. Allow an existing attached sidewalk along Mojave Road to remain where a detached sidewalk is required per Section 30.04.08.
  - b. Allow an existing attached sidewalk along St. Louis Avenue to remain where a detached sidewalk is required per Section 30.04.08.
9.
  - a. Reduce the driveway throat depth along Mojave Road to 9 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 88% reduction).
  - b. Reduce the driveway departure distance along Mojave Road from Fremont Street to 142 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 25 % reduction).

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 3131 Fremont Street & 3250 E. St. Louis Avenue
- Site Acreage: 3.97
- Project Type: Vehicle paint/body, vehicle maintenance and repair, outdoor storage
- Square Feet: 30,784 (existing building)
- Parking Required/Provided: 62/64

History and Site Plan

ZC-1112-94 approved a zone change from H-2 to M-1 and C-2 with variances for street landscaping, fence setback, canopy setback, and waiver of a sidewalk on Mojave Road with 5 years to review. DR-0193-95 was approved subject to conditions of ZC-1112-94 for a 5,160 square foot addition to the existing building. ZC-1112-94 was never reviewed after 5 years so the variances expired. The existing building was constructed in 1964.

The proposed site plan depicts parcel 162-01-704-001 and features an existing building at the center of the property that is proposed to be used as a vehicle paint/body shop, vehicle

maintenance and repair (diagnostics), and outdoor storage of vehicles. A manufactured home park is located to the north and a multi-family complex is located northeast of the subject parcels.

Parcel 162-01-703-012 is a 0.67 acre triangular shaped lot northeast of the larger subject parcel and is depicted as outdoor storage for vehicles related to the vehicle paint/body shop. Access to this outdoor storage area is from the larger lot to the west (Parcel 162-01-704-001) adjacent to existing driveways located along Fremont Street and Mojave Road. A variety of screening exists around the majority of the perimeter of the site and consist of the following:

Screening along Fremont Street includes:

- None per proposed plans.

Screening along Mojave Road includes:

- Existing security fencing which features a 6 foot high chain link fence with 1.5 feet of barb wire on top and privacy slats to be replaced.
- 9 foot high unenergized electric fence set back 2 feet from the property line.

Screening along the north and northeast property lines adjacent to an existing manufactured home parking with H-2 zoning:

- Existing security fencing which features 8 foot high CMU screen wall with 2 feet of barb wire on top.
- Existing security fencing which features 6.5 foot high CMU screen wall with 2 feet of barb wire on top.
- Existing 6.5 foot high wooden fence.
- 9 foot high unenergized electric fence set back 2 feet from the existing security fencing.

Screening along the south property lines of both subject parcels adjacent to St. Louis Avenue.

- Existing security fencing which features 12 foot high CMU screen wall with 1.5 feet of barb wire on top and privacy slats to be replaced.
- Existing security fencing which features 6.5 foot high CMU screen wall with 2 feet of barb wire on top.
- 9 foot high unenergized electric fence set back 2 feet from the property line.

The access drive on Mojave Road will continue to have an existing gate that is set back at least 18 feet. Two existing driveways are located along Fremont Street with access to visitor and employee parking on the north and south sides of the existing building.

There are existing power lines along the east property line with existing easements running north and south. Loading spaces are located on the south and east sides of the building. 18 parking spaces are located north of the building and 46 spaces are on the south side of the building on both sides of the existing interior gate. Pedestrian access is provided from the building to all parking areas. An existing communication tower is located at the northeast corner of the property. Existing attached sidewalks are located along Mojave Road, St. Louis Avenue, and

Fremont Street and the applicant is requesting a waiver of development standards to allow the attached sidewalks to remain where detached sidewalks are now required.

A use permit is required for a vehicle paint/body shop because the parcel 162-01-704-001 is partially zoned CG and this use is within 200 feet of an area subject to residential adjacency standards to the north. A second use permit is also required because vehicle maintenance or repair use is also within 200 feet of an area subject to residential adjacency standards to the north. A third use permit is required because outdoor storage areas adjacent to Mojave Road, St. Louis Avenue, and any non-industrial uses are not screened with an 8 foot high screened fence or wall.

Waivers of development standards related to residential adjacency are required for the proposed outdoor storage areas and the reduction of the trash enclosure setback from a residential use. The trash enclosure is set back 3 feet from a residential use to the north where 50 feet is required per Code. Waivers for existing screening and security fencing is also required due to the existing heights and overall design of the screening and security fencing. Lastly, waivers for driveway geometrics along Mojave Road are also required.

#### Landscaping

No new landscaping is proposed along Mojave Road or Fremont Street. A 3 foot to 5 foot wide landscape area along St. Louis Avenue was previously approved with trees and shrubs, but landscaping has since been removed, and the applicant is proposing new trees in this area. This area is south of the outdoor storage area (the south property line of APN 162-01-703-012) the applicant will plant 7 large thornless mesquite trees every 30 feet on center.

In addition, along the north and northeast property lines, the applicant is proposing 27 evergreen trees to be planted every 20 feet on center within a 5 foot wide landscape area adjacent to the power line easement and utility facilities. This proposed landscaping provides some level of buffering and screening adjacent to a residential use to the east.

The applicant is not proposing any street trees along Mojave Road where 11 large street trees are required. Seven large street trees are required along Fremont Street with zero trees proposed. One tree per 6 parking spaces is required by Code for a total of 11 parking lot trees. The applicant is also not providing parking lot landscaping; therefore, a tree fee in lieu will be required.

#### Elevations

The elevations depict the same existing building and addition that was approved in 1995. The vehicle bays are located on the east side of the building and not visible from public view. No changes are proposed or required.

#### Floor Plans

The overall area of the existing building is 30,784. The floor plans depict the existing building includes paint, body shop, service areas, showroom and entrance, offices, lounge, parts, detail area, and restrooms.

Applicant's Justification

The applicant is requesting to use the property for vehicle paint/body services with accessory retail and accessory detailing areas. The 1994 and 1995 approvals were dependent on a 5 year review that never took place. The applicant is proposing to maintain the site in its current condition without additional street landscaping or landscaping within the parking lot and outdoor storage areas. Noise, odors, and dust will be limited to the inside of the building with filters. The collision center will be used in the existing condition with additional storage of vehicles in the triangle shaped parcel east of the building.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0643-09	Vacation of an alley between Mojave Road and Palm Street - recorded	Approved by PC	December 2009
WC-0043-08 (VS-1181-06)	Removal of conditions of approval required for vacating an alley due to lack of cooperation from the adjacent owners	Approved by BCC	May 2008
VS-1181-06	Vacation of an alley between Mojave Road and Palm Street with conditions to work with adjacent property owners	Approved by BCC	January 2007
DR-0193-95	Design review for an addition to the auto service building subject to conditions of ZC-1112-94 - expired	Approved by PC	March 1995
ZC-1112-94	Zone change to reclassify from H-2 to M-1 and C-2 with variances for street landscaping, fence setbacks, canopy setbacks, and to waive sidewalks with 5 year review for variances - variances expired	Approved by BCC	August 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	H-2, CG, & RM32	Manufactured home park & multi-family residential
South	Corridor Mixed-Use (less than 18 du/ac)	CG & H-2	Vehicle sales & gas station
East	Urban Neighborhood (greater than 18 du/ac), Business Employment, & Corridor Mixed-Use (less than 18 du/ac)	CG, IL, & RM32	Vehicle sales, office warehouse, & multi-family residential
West	Entertainment Mixed-Use (18 or more du/ac)	CG & H-2	Vehicle sales & vehicle maintenance

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Use Permits

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

#### Waivers of Development Standards

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

#### Use Permits #1, #2, & #3

The vehicle paint/body shop and vehicle maintenance or repair services is compatible with the surrounding area, which contains many vehicle-related uses. The operation of the vehicle paint/body shop on this site, where one has operated since before 1995, would not impose an undue burden the adjacent uses if it were appropriately buffered and screened. Furthermore, the proposed outdoor storage areas are not adequately screened from the right-of-way or from residential uses to the north and northeast. However, since the waivers of development standards cannot be supported, staff also cannot support these requests.

#### Waivers of Development Standards #1a & #1b

Adequate buffering and screening are needed to improve the neighborhood and decrease impacts on adjacent residential uses. The trash enclosure located near the western point of the triangle lot has been in place since at least 1998. The trash enclosure is screened from the northern property by an existing 6.5 foot high security fence and adjacent to a developed portion of the manufactured home property. It is not compatible with the intent of Master Plan Policy SM-2.4, which seeks to limit the impacts of higher intensity uses on surrounding neighborhood uses, including residential uses and property. As previously stated, the outdoor storage areas are not adequately screened from the right-of-way since an 8 foot screened fence or wall is required. Furthermore the applicant has ample room to relocate trash enclosure to meet the 50 feet setback requirement. Staff does not support these requests.

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

Parking lot trees and street landscaping are needed to offset the impact of heat island effects from large areas of pavement used for parking. These requests do not support the Clark County Master Plan Policy 3.6.1. This policy encourages the mitigation of the urban heat island effect in existing and new development through site and building features that provide shade, reduce the

footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Therefore, staff cannot support these waivers.

#### Waiver of Development Standards #4

The existing fence does not comply with Title 30 standards per Chapter 30.04.03. The applicant can relocate the existing fence to be outside of the front setback. Since this is a self-imposed hardship, staff also does not support this request.

#### Waiver of Development Standards #5

Title 30 requires fences to be decorative when installed along streets within the urban area. Staff finds that the variety of fencing and security fencing installed throughout the property is unsightly and can be redesigned to meet Code in order to upgrade the streetscapes since no street landscaping is proposed. Staff does not support this request.

#### Waiver of Development Standards #6

Buffering and screening is required on the northeast corner of the site where the applicant's project is adjacent to an existing multi-family residential development and a CG zoned portion of the existing manufactured home park to the north. Per Title 30, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff. Staff also does not support this request.

#### Waiver of Development Standards #7

Title 30 states that security fencing is permissible in conjunction with any use in an industrial district. The minimum height above ground for security wire is 8 feet, however, per Section 30.04.03D the security fencing shall be no greater than 10 feet in height. Staff finds that the existing security fencing poses no negative impact to the site or the surrounding area, however since staff does not support the accompanying waivers of development standards, staff also cannot support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Staff finds that the majority of the on-site improvements are minimal and the site will primarily remain unchanged. Any outdoor storage should be screened adequately in order to minimize any visual impacts to the manufactured home park to the north and from the right-of-way. The lack of parking lot landscaping and street landscaping negatively impacts the urban heat island effect and does not aesthetically upgrade the streetscapes. Since staff does not support the use permits and the waivers of development standards, staff also cannot support this request.

## **Public Works - Development Review**

### Waiver of Development Standards #8

Staff cannot support the request to allow the existing attached sidewalks to remain on St. Louis Avenue and Mojave Road. Detached sidewalks offer improved pedestrian safety by increasing the distance between pedestrians and vehicular traffic. Staff finds that it is imperative to provide detached sidewalks.

### Waiver of Development Standards #9

Staff finds the reduced throat depth and departure distance for the Mojave Road commercial driveway will result in on street stacking of vehicles. It is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived;
- Shrubs to be added within the landscape area along St. Louis Avenue.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Mojave Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

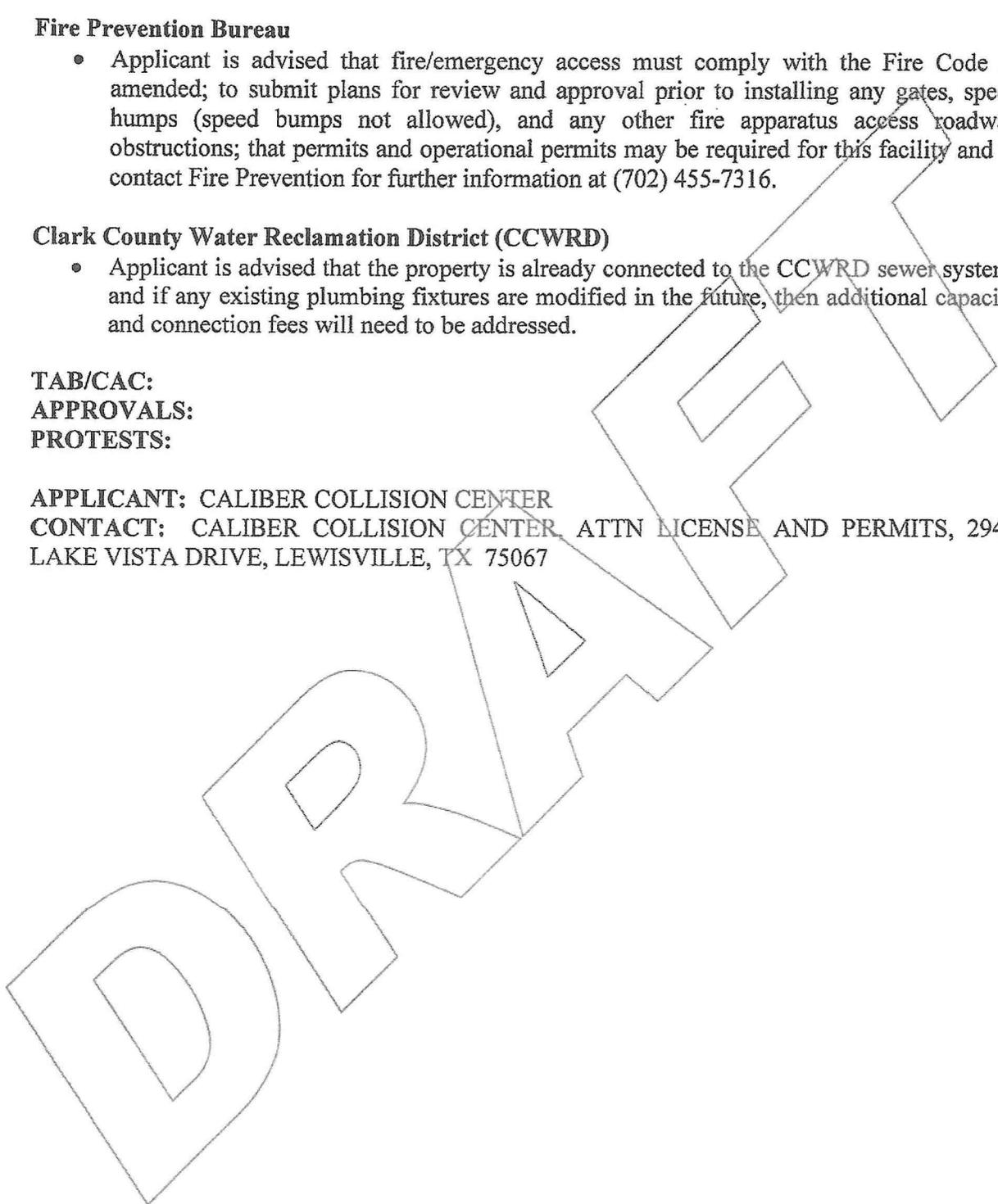
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**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: CALIBER COLLISION CENTER  
CONTACT: CALIBER COLLISION CENTER, ATTN LICENSE AND PERMITS, 2941  
LAKE VISTA DRIVE, LEWISVILLE, TX 75067**



03/17/26 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-26-0047-2475 NELLIS LV, LLC:**

**USE PERMIT** to allow vehicle maintenance and repair.

**DESIGN REVIEW** for modifications to an existing commercial building on a 1.16 acre portion of a 17.99 acres within an existing shopping center in an IP (Industrial Park) Zone within Airport Environs (AE-70 and APZ-2) Overlay.

Generally located west of Nellis Boulevard and north of Carey Avenue within Sunrise Manor.  
MK/tpd/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-17-810-003, 140-17-810-006 through 140-17-810-008, 140-17-810-010, and 140-17-810-012,

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2475 N. Nellis Boulevard
- Site Acreage: 1.16 (portion)/ 17.99 (overall shopping center)
- Project Type: Vehicle maintenance and repair
- Building Height (feet): 24
- Square Feet: 6,912
- Parking Required/Provided: 14/36

**History & Request**

The plan depicts an existing commercial building on APN 140-17-810-008 within an existing shopping center at the northwest corner of Nellis Boulevard and Carey Avenue, adjacent to an existing Lowe's hardware store. The pad was originally approved via UC-20-0241 for an auto parts retail store. The applicant is proposing modifications to the existing building to accommodate a vehicle maintenance and repair use. However, no changes are proposed to the design of the existing site. Access to the site is provided via a private drive off Nellis Boulevard to the east. The site currently provides 36 parking spaces, consisting of 17 parking spaces located on the east side of the building, and 19 additional parking spaces and a loading zone on the west side of the building, including 3 stalls designated for overnight vehicle storage.

### Landscaping

Landscaping exists on the site, and there are no proposed changes to the existing landscaping.

### Elevations

The proposed elevations depict an existing building with a maximum height of 24 feet. All 4 elevations of the existing building will consist of CMU siding. The front entrance is located on the east side of the building, facing Nellis Boulevard. There are windows and a pedestrian door on the east side. Pedestrian doors are also shown on the west and south sides of the building. There are 3 new roll-up doors being proposed. Two roll-up doors will be located on the south side of the building, and 1 roll-up door will be located on the west side of the building.

### Floor Plans

The proposed floor plan depicts an open shop area with an office and 2 bathrooms. The proposed roll-up doors will be 12 feet wide to accommodate for vehicular access.

### Applicant's Justification

The applicant states they are requesting modification of the existing building that was approved with UC-20-0241. They would like to add 3 roll-up doors to the existing building, 1 along the west side and 2 along the south side. None of the roll-up doors will directly face the adjacent right-of-way (Nellis Boulevard). Furthermore, the roll-up doors will be partially screened by the landscaping that exists on the site. All existing parking, landscape, and sidewalks are to remain.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0241	Use permit, waivers of development standards, and design reviews for a retail building	Approved by BCC	August 2020
UC-0754-08	Use permit for a bank and convenience store	Approved by BCC	September 2003
UC-0895-06	Use permit for a shopping center and convenience store	Denied by BCC	October 2006
DR-1631-05	Design review for a large scale retail business	Approved by BCC	December 2005
UC-0928-05	Use permit for a hardware store	Approved by BCC	September 2005
UC-1419-95	Use permit for an overhead transmission line	Approved by PC	September 1995

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-70 & APZ-2)	Undeveloped
South	Business Employment	IP (AE-70 & APZ-2)	Undeveloped & gas station
East	Business Employment & Public Use	IL & IP (AE-70 & APZ-2)	Storage yard & substation

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IP (AE-70, AE-65 & APZ-2)	Lowe's hardware store

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

##### Design Review

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

##### Use Permit

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

##### Design Review & Use Permit

Staff finds the proposed use and design are compatible with the surrounding area. There is an existing warehouse to the north of the subject parcel. A Lowe's hardware exists to the west of the subject building and an existing gas station is to the south. Furthermore, this request aligns with Policy SM-5.1 of the Master Plan. This policy seeks to encourage the compatible development of businesses that improve the employment base within Sunrise Manor. Staff can support this request with the added condition that the roll-up doors be painted to match the existing building.

##### Staff Recommendation

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Paint the roll-up doors to match the existing building.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

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

### **Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

### **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: SCA DESIGN**

**CONTACT: SCA DESIGN, 2140 E. PEBBLE ROAD #140, LAS VEGAS, NV 89123**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-25-0833-A & J RENTALS, LLC:**

**ZONE CHANGE** to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/gc (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-34-103-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.62
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the request for RS10 zoning is necessary to accommodate the desired lot size for residential development. Furthermore, RS10 zoning will not adversely impact the surrounding area and will seamlessly integrate with the Sunrise Manor community.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-25-400135 (WS-24-0547)	Second extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	February 2026
ET-25-400069 (WS-24-0547)	First extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	August 2025
WS-24-0547	Allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	December 2024

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0373	Allow a single-family residential development to access a collector street, modified driveway standards, and increased finished grade - expired	Approved by BCC	October 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

**Related Applications**

Application Number	Request
WS-25-0834	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0835	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
TM-25-500200	A tentative map for a 6 lot single-family residential subdivision is companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Comprehensive Planning**  
**Zone Change**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS10 zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. There are a number of existing RS10 zoned subdivisions to the west located between Fogg Street and Sloan Lane. Furthermore, although the adjacent subdivision to the southwest is zoned RS20, the development was built as a PUD with lots as small as 12,000 square feet. The abutting RS20 zoned and Ranch Estate Neighborhood (RN) planned subdivision to the east will not be adversely impacted since an 80 foot wide collector street (Fogg Street) separates the site from the subdivision. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RS10 zoning is appropriate for this location.

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0393-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PHILIP WAKEFIELD**

**CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183**

03/18/26 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-25-0835-A & J RENTALS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/cv (For possible action)

**RELATED INFORMATION:**

**APN:**

140-34-103-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk along Fogg Street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-25-400135 (WS-24-0547)	Second extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	February 2026
ET-25-400069 (WS-24-0547)	First extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	August 2025
WS-24-0547	Allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	December 2024
WS-20-0373	Allow a single-family residential development to access a collector street, modified driveway standards, and increased finished grade - expired	Approved by BCC	October 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Mid- Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

**Related Applications**

Application Number	Request
ZC-25-0833	A zone change from RS20 to RS10 is a companion item on this agenda.
WS-25-0834	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500200	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PHILIP WAKEFIELD**  
**CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183**

**DRAFT**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-25-0834-A & J RENTALS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce lot area; and 3) increase retaining wall height.

**DESIGN REVIEW** for a proposed single-family subdivision on 1.62 acres in an RS10 (Residential Single-Family) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor.  
TS/sd/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-34-103-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the interior side setback for Lot 1 through Lot 6 to 5 feet where 10 feet is the minimum required per Section 30.02.05B (a 50% reduction).
2. Reduce the net lot size for Lots to a minimum of 7,674 square feet where 9,000 square feet is the minimum per 30.02.05B (a 15% reduction).
3. Increase the retaining wall height up to 11 feet where a maximum of 6 feet is allowed per Section 30.04.03C (a 300% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.62
- Project Type: Single-family residential
- Number of Lots: 6
- Density (du/ac): 3.7
- Minimum/Maximum Lot Size (square feet): 7,673/9,719 (net)/ 10,979/11,708 (gross)
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 2,950 to 4,286 (propose residences)

### Site Plans

The plans depict a proposed 6 lot single-family residential subdivision with access from Fogg Street. The proposed private street is oriented east to west and terminates with a proposed hammerhead cul-de-sac on the west side of the subdivision. All 6 lots will face toward the private street. Detached sidewalks are provided along the east property line adjacent to Fogg Street. Lastly, there is a 10 foot wide drainage easement along the west and north property lines. This application includes waivers of development standards to reduce the interior side yard setback to 5 feet where 10 feet is required. In addition, a waiver is also requested to reduce the minimum net lot size for Lots 3, 4, and 5 where a minimum of 9,000 square feet is required. Each of the proposed lots meet and/or exceeds the gross lot area of 10,000 square feet, however, Lots 3, 4, 5 do not meet the minimum required net lot size of 9,000 square feet.

Furthermore, the applicant is requesting a waiver to allow for an increase in the retaining wall height to 11 feet. This height is the maximum proposed along the southwest corner a portion of the west property line.

### Landscaping

The plans depict street landscaping along Fogg Street with trees spaced 20 feet on center with a detached sidewalk. The landscape plan shows that 8 Desert Willow trees will be planted along Fogg Street. Lastly, sight zones are shown on the landscape plan within the 5 foot wide landscape strip behind the back of curb back of curb, which restricts where required trees can be planted.

### Elevations

The plans depict 2 story homes up to 32 feet in height. The architectural features include stucco pop outs, varied roof line, covered entry and overhangs and recessed windows with overhangs and a balcony. The exterior materials include a color scheme with dark grey, black, white, cream, and light grey with a stucco finish.

### Floor Plans

The plans depict 2 floor plans that will range in size from 2,950 square feet to 4,286 square feet. Each home will be 2 stories with the first floor depicting a 2 car garage, bedroom, dining room, pantry, kitchen and living room, office and entry way. The second floor depicts bedrooms, bathrooms, and a loft.

### Applicant's Justification

The applicant states the requested waiver for net lot size area reduction is necessary due to the 10 foot public drainage easement that encumbers a portion of these lots. All lots within the subdivision meet the required gross lot area. The reduction to side yard setbacks from 10 feet to 5 feet is needed for the overall design of the subdivision and that each home will achieve a better lot fit. The requested increase in the retaining wall height is needed due to the property elevation. This increase is necessary to gravity feed the sewer to Fogg Street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-25-400135 (WS-24-0547)	Second extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	February 2026
ET-25-400069 (WS-24-0547)	First extension of time to allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	August 2025
WS-24-0547	Allow an accessory structure (Connex box) prior to a principal use, non-decorative fence, and increased fence height	Approved by PC	December 2024
WS-20-0373	Allow a single-family residential development to access a collector street, modified driveway standards, and increased finished grade - expired	Approved by BCC	October 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

**Related Applications**

Application Number	Request
ZC-25-0833	A zone change from RS20 to RS10 is a companion item on this agenda.
VS-25-0835	Vacation and abandonment of right-of-way is a companion item on this agenda.
TM-25-500200	A tentative map for a 6 Lot residential subdivisions is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Staff typically does not support requests to reduce setbacks unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and the encroachment into the required side yard setbacks is a self-imposed hardship that can be avoided by redesigning the homes and reconfiguring the placements of the model homes on the lot to meet the required 10 foot setback; therefore, staff cannot support this request.

#### Waiver of Development Standards #2

The applicant is requesting a reduction to the net lot size to a minimum of 7,674 square feet net where 9,000 square feet is the minimum net lot size for the RS10 zone. Code allows a 10% reduction to this minimum lot area when the lots are along a collector or arterial street, which includes Fogg Street and applies to Lot 6 only. However, staff cannot support the requested reduction in the net lot size for Lots 3, 4, and 5 as they are a self-imposed hardship and the overall subdivision can be redesigned to accommodate the required net lot size. Staff cannot support the request.

#### Waiver of Development Standards #3

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds that the proposed retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. Staff finds more could be done to redesign the affected portion of the site to reduce the height of the retaining walls. For these reasons, staff cannot support this request.

#### Design Review

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

The plans depict a 6 lot single-family subdivision with a private street that will end with a hammerhead design. The proposed homes meet the design standards from Title 30 with each home having a parapet walls, variable roof line, recessed windows and covered entry. However, the applicant has not provided a justification for the use of a hammerhead cul-de-sac. Staff is not in support of the requested waivers of development standards for this project and thus cannot support the proposed design review.

#### **Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0393-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PHILIP WAKEFIELD  
**CONTACT:** ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500200-A & J RENTALS, LLC:**

**TENTATIVE MAP** consisting of 6 single-family residential lots on 1.62 acres inn an RS10 (Residential Single-Family 10) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)

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RELATED INFORMATION:

APN:  
140-34-103-004

LAND USE PLAN:  
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.62
- Project Type: Single-family residential
- Number of Lots: 6
- Density (du/ac): 3.7
- Minimum/Maximum Lot Size (square feet): 7,673/9,719 (net)/ 10,979/11,708 (gross)
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 2,950 to 4,286 (proposed residences)

The plans depict a proposed 6-lot single-family residential subdivision with access from Fogg Street. The proposed private street is oriented east to west and terminates with a proposed hammerhead cul-de-sac on the west side of the subdivision. All 6 lots will face toward the private street. Detached sidewalks are provided along the east property line adjacent to Fogg Street. Lastly, there is a 10 foot wide drainage easement along the west and north property lines.

**Prior Land Use Requests**

Application Number	Request	Action	Date
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**Prior Land Use Requests**

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**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

**Related Applications**

Application Number	Request
ZC-25-0833	Zone change from RS20 to RS10 zoning is a companion item on this agenda.
VS-25-0835	Vacation and abandonment of right-of-way is a companion item on this agenda.
WS-25-0834	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

The proposed tentative map includes a hammerhead cul-de-sac in lieu of a standard cul-de-sac and the applicant has not provided a suitable justification in support of an alternative street design. In addition, staff has recommended denial of the accompanying waivers of development standards and design review which could result in design changes that affect the layout of the tentative map; therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Building Department - Addressing**

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

### **Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0393-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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**APPROVALS:**

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**APPLICANT:** PHILIP WAKEFIELD

**CONTACT:** ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183