



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 30, 2025

6:30pm

AGENDA

Note:

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

Board/Council Members: Sondra Cosgrove, Chair
Earl Barbeau, Vice-Chair
Kevin Williams, Member
Harry Williams, Member
Stephanie Jordan, Member

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

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

BOARD OF COUNTY COMMISSIONERS

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 16, 2025. (For possible action)
- IV. Approval of the Agenda for October 30, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

11/04/25 PC

1. **UC-25-0663-5080 JUDSON AVE, LLC:**

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce the height of the security fencing wire; and **3)** eliminate on-site parking.

DESIGN REVIEW for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor. TS/rr/kh (For possible action)11/04/25 PC

11/19/25 BCC

2. **ZC-25-0684-EMA HOLDINGS, LLC SERIES C:**

ZONE CHANGE to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/gc (For possible action)11/19/25 BCC

3. **UC-25-0685-EMA HOLDINGS, LLC SERIES C:**

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening; 3) allow a non-decorative fence; 4) modify residential adjacency standards; and 5) waive full off-site improvements.

DESIGN REVIEW for truck parking and an outdoor storage facility on 5.71 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)11/19/25 BCC

VII. General Business: None

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

IX. Next Meeting Date: November 13, 2025.

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

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

October 16, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – EXCUSED Kevin Williams- PRESENT 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 September 11, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for October 16, 2025

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez announced that the Monster Bash is being held Oct 18th at the Hollywood Rec center and on Oct 22 there will be a caucus at the Hollywood Rec Center at 5:30pm.

VI. Planning & Zoning

10/21/25 PC

1. ET-25-400094 (UC-23-0936)-JSAKN, LLC:

USE PERMIT FIRST EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/tpd/cv (For possible action)10/21/25 PC

Moved by: Kevin Williams

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

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

2. **UC-25-0612-WORLDCOM NETWORK SERVICES, INC.:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 2.37 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Sahara Avenue and east of Marion Street within Sunrise Manor. TS/jud/cv (For possible action)10/21/25 PC
Moved by: Harry Williams
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
3. **UC-25-0643-C P LOGISTICS NELLIS LLC:**
USE PERMIT to allow manufacturing light in conjunction with an existing office/warehouse building on 12.72 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65, AE-70 & APZ-2) Overlay. Generally located north of Carey Avenue and west of Betty Lane within Sunrise Manor. MK/hw/cv (For possible action)10/21/25 PC
Moved by: Harry Williams
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
4. **WS-25-0628-DPIF3 NV 15 NELLIS CARTIER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking area landscaping; and 2) reduce access gates setbacks.
DESIGN REVIEW for proposed perimeter fencing in conjunction with a previously approved distribution center on 17.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Nellis Boulevard and south of Cartier Avenue within Sunrise Manor. MK/jud/cv (For possible action)10/21/25 PC
Moved by: Kevin Williams
Action: Approved
Vote: 4-0/Unanimous
10/22/25 BCC
5. **ZC-25-0622-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:**
ZONE CHANGE to reclassify 1.77 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located south of Holt Avenue and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action)10/22/25 BCC
Moved by: Harry Williams
Action: Denied
Vote: 3-1
6. **VS-25-0624-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:**
VACATE AND ABANDON a portion of right-of-way being Holt Avenue located between Marion Drive and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/cv (For possible action)10/22/25 BCC
Moved by: Harry Williams
Action: Denied
Vote: 3-1
7. **WS-25-0623-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed office/warehouse facility on 1.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located south of Holt Avenue and east of Marion Drive within Sunrise Manor. TS/sd/cv (For possible action)10/22/25 BCC
Moved by: Harry Williams
Action: Denied
Vote: 4-0/Unanimous

11/04/25 PC

8. **UC-25-0663-5080 JUDSON AVE, LLC:**

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce the height of the security fencing wire; and 3) eliminate on-site parking.

DESIGN REVIEW for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor. TS/rr/kh (For possible action) 11/04/25 PC

HOLD -NO APPLICANT PRESENT

11/05/25 BCC

9. **ET-25-400096 (WS-23-0107)-GROUP XIII PROPERTIES LP:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) modified driveway design; and 2) alternative landscaping along a street.

DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75, AE-80, & APZ-2) Overlay. Generally located north of Cheyenne Avenue and west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action) 11/05/25 BCC

Moved by: Earl Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

- VII. General Business: The board discussed and voted on the FY 25-26 budget requests which Included: homeless cleanup, street repair, public safety for parks etc. The board also voted on the CDAC representative (Sondra Cosgrove) and alternate (Stephanie Jordan). The vote was unanimous.
- VIII. Public Comment: Mr. Rojas commented that public works can help with cleanup at the wash and Metro can help with the homeless problem if they are on public property. Mr. Soule and Mr. Flesko came for item UC-25-0663-5080 with some questions however the item was held.
- IX. Next Meeting Date: The next regular meeting will be October 30, 2025
- X. Adjournment
The meeting was adjourned at 7:40wa pm

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0663-5080 JUDSON AVE, LLC:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce the height of the security fencing wire; and 3) eliminate on-site parking.

DESIGN REVIEW for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor.
TS/r/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-502-009; 140-20-502-013; 140-20-502-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Judson Avenue where 10 feet of landscaping consisting of 1 large tree provided every 30 feet on center and 3 shrubs are required per Section 30.04.01D.
2. Reduce the height of security fencing wire to 7.5 feet where security wire shall be no less than 8 feet above ground is the minimum height required per Section 30.04.03D (a 6% decrease).
3. Eliminate on-site parking where 10 on-site parking spaces are required per Section 30.04.04.D and Table 30.04-2 (a 100% decrease).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE & BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5080 Judson Avenue
- Site Acreage: 2.58
- Project Type: Manufacturing and production with outdoor storage
- Number of Stories: 1
- Building Height (feet): 17 feet, 8 inches
- Square Feet: 13,716
- Parking Required/Provided: 11/5

History & Site Plan

The subject site was rezoned from M-D to M-1 in 1992 for a warehouse addition with outdoor storage on APN 140-20-502-015. In 2001, off-street parking was reduced in conjunction with an industrial building addition. Most recently in 2024, a design review was approved for an office/warehouse addition on the northern parcels (140-20-502-013 and 140-20-502-009). This design review did not include the existing development on APN 140-20-502-015 that needs to be brought up to the current Title 30 standards. The plan shows an existing 13,716 square foot manufacturing building with an office located on APN 140-20-502-015. The existing building has a front setback of 25 feet, 6 inches from Judson Avenue and an interior side setback of 5 feet from the eastern property line. A 40 foot wide existing private access easement is located along the western side of the property which provides access to the northern parcels (140-20-502-013 and 140-20-502-009), which are undeveloped. On the west side of the building are north and south outdoor storage areas separated by a middle storage area which is located under a partially enclosed canopy. A use permit is requested because the outdoor storage areas are not screened and are visible from Judson Avenue.

An existing 7 foot, 10 inch high security fence is located along the east side of the easement. Two 20 foot wide gates provide access to the north storage area which includes an existing trash enclosure. A 30 foot wide gate provides access to the south storage area. The security fence extends along the front property line behind an existing attached 5 foot wide sidewalk and continues along a portion of the east property line to the east side of the existing building. A 3 foot wide gate provides pedestrian access through the security fence between the office entrance and the public sidewalk. An additional existing 7 foot, 10 inch security fence is located along the west property line. The plan depicts 5 on-street parking spaces along Judson Avenue.

The applicant is requesting to reduce the height of security fencing wire to 7.5 feet where security wire shall be no less than 8 feet above ground per code. Furthermore, the applicant is requesting to eliminate on-site parking per Section 30.04.04D.1.

Eleven parking spaces are required per code; however, the site is within 1,000 feet of a transit stop which reduces the required on-site parking by 1 parking space. In addition, the applicant is proposing to provide 5 on-street parking spaces along Judson Avenue, adjacent to the south property line.

Landscaping

No landscaping is proposed with this application. The applicant is requesting a waiver of development standards to eliminate street landscaping along Judson Avenue where 10 feet of landscaping consisting of one large tree provided every 30 feet on center and 3 shrubs are required per code.

Elevations

Photos of the existing building indicate a building with a block façade, and several roll up doors located on the west side that open onto 2 existing fenced outdoor storage yards. A middle storage area is located under a 13 foot tall canopy which is partially enclosed with corrugated metal panels on the west and south sides. The south side of the building includes an office with rock and stucco façade on 3 sides with a flat roof. The north side of the building includes a metal façade. The photos also depict the 3 existing rolling gates and 1 pedestrian access gate located in the security fence.

Floor Plans

The plans show the existing building is divided into two shops that are 6,233 square feet and 6,050 square feet. The front of the building also includes a 1,433 square foot office. There are also four 10 foot, 4 inch wide roll-up doors into the building.

Applicant's Justification

The manufacturing business needs outdoor storage areas for new material arrivals that are used for future fabrication jobs. The business specializes in fabrication of countertops and surfaces and custom and manufactured kitchen and bathroom renovations. The applicant is requesting a use permit for outdoor storage without screening. Five on-street parking spaces are available where 11 spaces are required. The applicant also requests to waive street landscaping because an existing security fence is located where the street landscaping would be located. An estimated 4 street trees are not provided. Finally, a waiver is requested to allow an existing security fence to have security wire a minimum of 7.5 feet in height where 8 feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-24-0374	Design review for an addition to an existing office/warehouse	Approved by PC	September 2024
WS-2001-03	Reduced required off street parking in conjunction with an industrial building addition	Approved by PC	February 2004
ZC-0192-92 (ET-0004-97)	Second extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	January 1997
ZC-0192-92 (ET-0008-95)	First extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	January 1995
ZC-0192-92	Reclassified from M-D to M-1 zoning for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	February 1997
AC-0123-83	Construct and maintain an office and warehouse complex	Approved by PC	September 1983
AC-0053-82	Construct and maintain an office and warehouse complex	Approved by PC	May 1982
AC-0094-81	Construct and maintain 2 office and warehouse buildings	Approved by PC	June 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65 & APZ-2)	Distribution center
South	Public Use & Business Employment	IL & CG (AE-65)	Outdoor storage, vehicle repair, & body shop
East	Business Employment & Corridor Mixed-Use	IL & CG (AE-65 & APZ-2)	Vehicle repair, vehicle maintenance, vehicle wash, & retail
West	Business Employment	IL (AE-65 & APZ-2)	Mini-warehouse & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the subject site has historically featured industrial uses, and that outdoor storage is an existing use on many properties in the surrounding area, making the subject site suitable for outdoor storage. However, staff finds that the applicant can adequately screen the outdoor storage areas from the right-of-way since there is existing fence adjacent to the outdoor storage areas. Although the proposed use is compatible with other industrial developments in the area; staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Street landscaping also helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. In this case, however, there is an existing security fence which is located immediately behind an attached sidewalk which

does not provide the required 10 feet of width necessary for a landscape strip for the street trees and shrubs. There is enough room to relocate the existing security fence so that a 10 foot landscape strip is provided. Therefore, staff cannot support this request.

Waiver of Development Standards #2

All existing security fences on the subject site are 7 feet, 10 inches in height. As a result, the security wire is less than the required 8 feet above the ground level. Because the fences are already in existence and appear to be well maintained, the reduced height for the security wire does not appear to present a threat to public safety or welfare. Therefore, staff can support this request.

Waiver of Development Standards #3

The request to reduce the required parking is to allow outdoor storage in areas that were previously used for on-site parking. Five on-street parking spaces are available on Judson Avenue, a local street. Additionally, there is a transit stop within 1,000 feet of the subject site at the southeast corner of Judson Avenue and Nellis Boulevard which would reduce the required parking spaces from 11 to 10 spaces (or 10%). However, the elimination of all on-site parking spaces appears to be a self-created situation due to the size of the outdoor storage yards. Therefore, 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 other 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.

There are no exterior changes to the existing building that are proposed with this application. The only change to the site from previous approvals is that fenced outdoor storage areas are being provided on the west side of the building where parking was previously located. No outdoor storage is occurring or proposed to occur within the 20 foot front yard setback area or anywhere in front of the building which is set back 25 feet 6 inches from Judson Avenue, a local street. However, the waiver to eliminate on-site parking is not being supported, and because the outdoor storage areas not screened from the right-of-way, and street landscaping is not provided, staff cannot support the design review.

Staff Recommendation

Approval of waiver of development standards #2; denial of the use permit, waivers of development standards #1, #3, and the design review.

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:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0139-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDGAR ORTEGA

CONTACT: EDGAR ORTEGA, NCTS FABRICATION, LLC, 5080 JUDSON AVENUE,
LAS VEGAS, NV 89115

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0684-EMA HOLDINGS, LLC SERIES C:

ZONE CHANGE to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-08-501-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.04
- Existing Land Use: Unpermitted outdoor storage

Applicant's Justification

The applicant states that H-2 zoning was eliminated with the Title 30 update in January 2024, and that the requested IL zoning will match the zoning on the adjacent parcel to the east which is also where the subject site gets its access from Las Vegas Boulevard North. Additionally, due to the site's proximity to Nellis Air Force Base, industrial zoning is more suitable for the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 (AE-65)	Single-family residential
South	Business Employment	RS5.2 (AE-65 & AE-70)	Manufactured home park
East	Business Employment	IL (AE-65)	Outdoor storage
West	Business Employment	IP & CG (AE-65)	Warehouse, outdoor storage, and undeveloped

Related Applications

Application Number	Request
UC-25-0685	A use permit, waivers of development standards, and a design review for an outdoor storage yard for the subject parcel and the adjacent parcel to the east is a 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**

In addition to the standards for approval, the applicant must demonstrate the zoning district compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out as new development occurs. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for IL zoning is compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The proposed IL zoning will unify the overall project which includes the subject site and the adjacent IL zoned parcel to the east under one zoning district. The adjacent and abutting properties to the east, west, and south are all planned for Business Employment (BE) uses, which allows for IL zoning. The request complies with Policy SM-5.2 which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base and the Airport Environs Overlay district. For these reasons, staff finds the request for IL 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:

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

EMA Holdings, LLC

Comprehensive Planning
500 Grand Central Parkway
Las Vegas Nevada 89101

September 23, 2025

RE: Zone Change (140-08-501-001)

Please accept this application for a Zone Change. This project is located on the Northeast Corner of Las Vegas Boulevard and Puebla Street.

We are asking for a zone change on approximately 3.04 acres currently zoned H-2 to IL- Industrial Light as the H-2 Zoning and its associated Land Use category was eliminated from the 2024 revisions to Title 30. The current land use for the parcel is Business Employment (BE), making this request a conforming zone change.

This parcel is adjacent to APN 140-08-501-002, which is also owned by EMA Holdings, LLC and which was subject to a previously approved zone change to IL. This parcel is currently being used for outdoor storage. It is through this parcel that we will gain access to Las Vegas Boulevard. But by accessing the subject parcel through in mutually owned parcel to the north we can minimize both the quantity and proximity of curb cuts along Las Vegas Boulevard.

Neither the adjacent parcel nor the subject parcel will have permanent structures.

We will be using the subject parcel for storage of trucks and trailers of various sizes and length, and other materials allowed within the Industrial Light zoning district.

Sunrise Manor township has a series of area specific goals it would like developers to attempt to meet

Sunrise Manor- Area Specific Goals

In the Area Character section of the plan, employment areas are specifically identified, with further emphasis on light-industrial uses near Nellis Air Force Base, particularly within the corridor between Nellis Boulevard and Walnut Road, where the subject site is located. In alignment with this objective, our proposal fully complies with the designated policies supporting this land use strategy.

In addition to the above we are meeting several of the policy goals:

Policy SM-2.4: ESSENTIAL SERVICES AND AMENITIES: Creating dedicated truck parking in Sunrise Manor. By creating dedicated truck parking, we will reduce trucks parked on residential streets. This lot will minimize the number of trucks that will be looking for parking on the side of the road in and

EMA Holdings, LLC

around the large number of warehouses in the area thus keeping larger trucks away from residential area and ultimately away from pedestrians and small children found in neighborhoods.

Policy SM-4.2: CONNECTIONS TO NEIGHBORING COMMUNITIES: We are installing a 24' landscape buffer (20% wider than required by code) along Las Vegas Boulevard, with detached sidewalks that create a safer walking environment by separating pedestrians with a 5foot amenity zone between the vehicles and the sidewalk.

Policy SM-5.2: NELLIS AIR FORCE BASE: This site is less than 700 feet from Nellis AFB. The site lies at the edge of the AE-70 Noise Subzone. As such this site is more suitable for non-residential use due to the high noise level produced by Jets.

Thank you

Peymon Masachi

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0685-EMA HOLDINGS, LLC SERIES C:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening; 3) allow a non-decorative fence; 4) modify residential adjacency standards; and 5) waive full off-site improvements.

DESIGN REVIEW for truck parking and an outdoor storage facility on 5.71 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-08-501-001; 140-08-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Puebla Street where required per Section 30.04.01D.
2. Allow a 6 foot high decorative screen wall where 8 an foot high decorative screen wall with a 15 foot landscape buffer is required for buffering and screening per Section 30.04.02C.
3. Allow a non-decorative fence along Puebla Street and Las Vegas Boulevard where decorative fence is required within the Urban Area per Section 30.04.03B.
4. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Puebla Street where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4229 N. Las Vegas Boulevard
- Site Acreage: 5.71 (overall); 3.04 (APN 140-08-501-001)/2.71 (APN 140-08-501-002)
- Project Type: Truck parking and outdoor storage facility
- Parking Required/Provided: 12/12
- Sustainability Required/Provided: 7/3

History & Site Plan

The subject site is located at the northeast corner of Las Vegas Boulevard and Puebla Street, encompassing approximately 5.71 acres across two parcels: APN 140-08-501-001 (3.04 acres) and APN 140-08-501-002 (2.71 acres).

Parcel 140-08-501-002 (eastern parcel) has an established entitlement history, including a Zone Change (ZC-0380-05) from H-2 zoning to M-1 zoning, and a waiver of development standards for off-site improvements (except paving), and a design review for an outdoor storage yard with a watchman's trailer. Additionally, a grading permit (BD23-29278) was issued for the site; however, the permit expired without final inspection, and as a result, the associated waiver and design review did not commence.

The applicant is requesting a use permit for a proposed truck parking and outdoor storage facility. According to Title 30, an outdoor storage is a conditional use in the IL zoning district. However, the applicant does not meet one of the required conditions, which mandates an 8 foot high wall to screen outdoor storage areas from collector and arterial roadways. The site proposes a 6 foot high decorative screen wall, necessitating the use permit to allow the deviation from this standard. A use permit for truck parking is required in the IL Zone. The companion item, ZC-25-0684, proposes to reclassify APN 140-08-501-001 from H-2 (General Highway Frontage) to IL (Light Industrial) to ensure consistent zoning across the entire site for the proposed uses.

The site plan depicts a manufactured building to be utilized as a guard shack east of the driveway along Las Vegas Boulevard North adjacent to the parking area. The manufactured building is set back 61 feet from the east property line, and 54 feet from the south property line. Perimeter screening includes a 6 foot high decorative block wall along the north property line. The east and west property lines include a 6 foot high chain link fence. A portion of the south property line includes a 6 foot high block wall that is on either side of the driveway along Las Vegas Boulevard North. Attached to this wall is a 6 foot high chain link fence that connects to the western fence. A waiver of development standards to allow a non-decorative fence along Puebla Street and Las Vegas Boulevard where a decorative fence is required within the Urban Area is a part of this application.

Vehicular access is provided via a 40 foot wide driveway along Las Vegas Boulevard, with gates that remain open during business hours. A total of 12 parking spaces is provided, meeting the minimum requirement. In addition, the site plan does not depict a trash enclosure for the site. Furthermore, the applicant is requesting to modify residential adjacency standards to allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E. Lastly, the applicant is requesting not to install full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Puebla Street.

Landscaping

A 20 to 24 foot wide landscape area is proposed along Las Vegas Boulevard North in accordance with Title 30 standards, with trees spaced approximately 30 feet on center. No landscaping is proposed along Puebla Street thus requiring a waiver of development standards. Furthermore, buffering and screening is somewhat provided along the north property line. The plan shows a 24 foot wide landscape area with a double row of large trees to be planted; however, the existing

block wall along the north property line is 6 feet high. Title 30 requires an 8 foot high decorative wall to meet the required screening standards, thus necessitating another waiver of development standards.

Elevation and Floor Plan

A proposed manufactured building will be utilized as a guard shack. This building has an overall height of 12 feet and includes pre-manufactured exterior materials which include modular paneling and steel framing. The overall area for the guard shack is 550 square feet.

Applicant's Justification

The applicant requests approval of a use permit, waivers of development standards, and a design review to allow development of trucking parking lot and secured outdoor storage facility located at the northeast corner of Las Vegas Boulevard and Puebla Street. The facility will operate as a contract-based yard for vehicles and trailers, accessible only to pre-approved users and not the general public. A design review is included to support an exception to the standard trash enclosure requirement. The applicant states that all users are contractually required to remove their own refuse, and the site is monitored to ensure compliance, making a trash enclosure unnecessary. A use permit is required due to an existing 6-foot block wall along the north property line, where 8 feet is typically required. The applicant justifies the reduced height by citing a 58 foot separation from the nearest residence, enhanced landscaping with a 24 foot buffer and double row of trees. Waivers are requested for use limitations, buffering and screening, street landscaping, decorative fencing, and off-site improvements, primarily due to existing site conditions and a planned drainage project by Public Works. The applicant asserts the project supports the Sunrise Manor Area Plan by reducing truck parking in residential neighborhoods, improving pedestrian safety, and promoting land use compatibility near Nellis Air Force Base, as the site lies within a high-noise subzone.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-22-700007	Amended the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for East Alexander Road between Puebla Street and Nellis Boulevard	Approved by BCC	March 2023
ZC-0380-05	Zone change from H-2 to M-1 zoning, waiver of development standards and design review for an outdoor storage yard with watchman's trailer	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 (AE-65)	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	RS5.2 & H-2 (AE-65 & AE-70)	Undeveloped & manufactured home park
East	Business Employment	CG (AE-65)	Flood channel
West	Business Employment	CG, IP (AE-65)	Warehouse development, outdoor storage, & undeveloped

Related Applications

Application Number	Request
ZC-25-0684	A zone change from H-2 to IL to reclassify APN 140-08-501-001 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

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.

Title 30 requires a special use permit for trucking parking in an IL Zone. Staff finds that a truck parking facility is not a compatible use adjacent to a single-family residential development. The intensity and frequency of truck parking operations may include frequent truck circulation, truck engines idling, and loading and unloading of trailers, has the potential to generate a significant amount of noise as well as light pollution. These impacts are not adequately mitigated and could adversely affect the residences to the north.

Per Section 30.03.07D, outdoor storage must be screened from arterial and collector streets, rights-of-way, and adjacent non-industrial uses with an 8-foot-high screened fence or wall; however, the applicant proposes a 6-foot-high fence and wall along Las Vegas Boulevard and Puebla Street. Staff does not support the request, as the site can accommodate an 8-foot-high screen consistent with Title 30, and the reduced height does not meet the intent of the standard to fully screen outdoor storage from public view and adjacent uses. Staff recommends denial for both use permit requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant requests to eliminate required street landscaping along Puebla Street, which includes large trees and shrubs per Section 30.04.01.D. The site can accommodate the required landscaping, and no hardship has been demonstrated. The absence of landscaping would negatively impact the streetscape and is inconsistent with the intent of the code to enhance visual quality and buffer adjacent uses. Staff recommends denial of the waiver.

Waiver of Development Standards #2

The applicant requests to modify buffering and screening standards to allow an existing 6-foot-high decorative screen wall to remain where an 8-foot high decorative screen wall is required per Section 30.04.02C. While the site is directly adjacent to residential zoning district, there are no homes immediately abutting the subject site; instead, the adjacent area consists of open space and an internal street within the residential subdivision. To help mitigate potential impacts, the applicant is proposing a 24-foot-wide landscape buffer along the shared property line, including double rows of evergreen trees for year-round screening. However, while these improvements contribute to visual buffering, the reduced wall height may still fall short of fully meeting the intent of the standard, which is to ensure adequate separation between industrial and residential uses. Given that the site can accommodate an 8-foot wall and no specific hardship has been identified, staff is unable to support the waiver as proposed.

Waiver of Development Standards #3

The applicant requests to allow a non-decorative fence along Puebla Street and Las Vegas Boulevard where a decorative fence is required within the Urban Area per Section 30.04.03.B. According to Section 30.07.02, a decorative fence is defined as a fence constructed of decorative material which may be in combination with decorative walls and/or columns with no less than 50% of the vertical surface of the fence open. A chain link fence is not decorative. The proposed fence does not meet this definition and does not contribute to the enhanced streetscape character intended for urban areas. Staff recommends denial of this request.

Waiver of Development Standards #4

The applicant requests to allow outdoor storage as a primary use, which is not permitted per Section 30.04.06.E when adjacent to residential zoning. Title 30 does not encourage outdoor storage in such locations due to potential land use conflicts, including visual impacts, noise, and incompatibility with residential character. In this case, the subject site is directly adjacent to a residentially zoned property to the north. The request does not meet the intent of the code to protect residential areas from incompatible industrial uses. No hardship has been demonstrated to justify the waiver; therefore, staff recommends denial.

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 proposed site layout for the outdoor storage yard is generally appropriate for the IL (Light Industrial) zoning district and provides adequate access, circulation, and parking. Vehicular access is provided via a 40-foot-wide driveway, and internal circulation is sufficient for maneuvering large vehicles and trailers. However, the design includes several deviations from Title 30 standards, including a 6-foot-high wall where 8 feet is required, elimination of required landscaping along Puebla Street, and the use of chain link fencing along street frontages instead of decorative fencing. The site is also adjacent to residential zoning, and the request to allow outdoor storage as a primary use does not meet code requirements. Additionally, no trash enclosure is proposed. While the layout is functional, staff finds that the site can accommodate compliance with applicable standards, and no hardship has been demonstrated to justify the requested deviations. As part of the design review findings, staff finds that the site design does not demonstrate compatibility with adjacent development and does not meet the intent of applicable design and aesthetic standards. Since the companion use permit and waivers of development standards are not supported, staff recommends denial of the design review.

Public Works - Development Review

Pending.

Waiver of Development Standards #5

Staff cannot support this request to not install full off-site improvements when there are existing full improvements in the surrounding area. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

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:

- Expunge the waiver of development standards and design review of ZC-0380-05;

- 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.
- 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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works for improvements on Puebla Street;
- Applicant to remove any non-standard improvements within the drainage facility.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRAIL,
HENDERSON, NV 89052

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

UC-25-0685/E M A HOLDINGS L L C SERIES D

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #5

Staff cannot support this request to not install full off-site improvements when there are existing full improvements in the surrounding area. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Recommendation:

Denial of Waiver of Development Standards #5

Applied by: Cassandra Vazquez

Date entered: 10/16/2025

Preliminary Conditions

If approved:

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Puebla Street;
- Applicant to remove all non-standard improvements within the drainage facility. /cv

Applied by: Cassandra Vazquez

Date entered: 10/15/2025

APN(s):

140-08-501-001 through 140-08-501-002

EMA Holdings, LLC

September 22, 2025

Comprehensive Planning
500 Grand Central Parkway
Las Vegas Nevada 89101

RE: Design Review, Use-Permit and Waivers (140-08-501-001)

Please accept this application for a Design review, Use Permit, and Waivers for the associated Zone Change (see additional Zone Change Justification Letter) . This project is located on the Northeast Corner of Las Vegas Boulevard and Puebla Street and consists of approximately 3.04 acres in an existing H-2 zone requesting to be changed to IL Light Industrial. We are requesting a zone change due to the fact that H-2 zoning is no longer a existing zoning district.

Design Review

Adjacent Parcel to the East

There are no structures as part of this application. The site will be utilized as an outdoor storage yard for vehicles, trailers, and other items allowed in the IL zoning district.

We are requesting an exception to the standard requirement for a trash enclosure. This commercial project consists of a contracted parking facility, accessible only to pre-approved individuals and not the general public. As a condition of their parking agreements, all users are contractually obliged to remove their own refuse from the site. We have a history of full compliance with this policy. To ensure continued adherence, the site is monitored by surveillance cameras, and we retain the authority to penalize any individuals who violate this agreement. Therefore, a dedicated trash enclosure is not necessary for this specific use case.

This subject parcel is adjacent to APN 140-08-501-002, which is also owned by EMA Holdings, LLC and which was subject to a previously approved zone change to IL. It is through this parcel that we are requesting access to Las Vegas Boulevard to minimize the number of curb cuts along Las Vegas Boulevard. However, this parcel is not subject to any action with this application.

Outdoor Uses - Parking

30.04.04(C).4- *Minimum Required Parking*, outdoor uses without a primary building shall provide 1 parking space per 7,000 square feet of lot area for the first acre then 1 space per acre thereafter, but no less than 3 spaces shall be provided.

The subject parcel consists of 3.04 acres.

The first acre will require 7 parking spaces. ($43,560/7,000 = 6.22$)

The remaining 2.04 acres will require 1 space per additional Acre requiring an additional 2 parking space. For a total of 9 space.

Sustainability

AS per Title 30.04.05 J- Sustainability Options. This project will be used as a storage yard for various vehicles and materials as will not have any permanent structures. Thus, our sustainability goals will focus on those associated with landscape sustainability.

As noted on the site plan we have complied with the following sustainability goals:

	Sustainability options	Pts
X	Trees: Provide 10% more than required by Title	1
X	Water- efficient Planting: provide 95% or more of plants with low or very low water needs.	1
X	Landscape Buffer: exceeds required buffer width by 10% (.5 pt) or 20% (1pt.)	1
TOTAL		3

Use Permit

As part of this application, we are requesting a Use Permit in accordance with Section 30.03.07D(a) and (b) of Title 30 for conditional use approval. Code requires a use permit from the residential adjacency standards.

Justification:

The developed adjacent parcel to the north, shown in the upper left corner of the color inset on the site plan, is designated as a landscaped zone and contains no residential structures or roads. According to the County GISMO records, this parcel is not privately owned and thus is not adjacent to any homes. In addition, we have a 58' separation buffer from the existing block wall to the closest home to the parcel to the north (further explained in waiver section below.) Lastly, the adjacent parcel to the east (also adjacent to the residential to the north of the subject parcel) has been an outdoor storage area and to date has not received any complaints from residents.

Waiver of Development Standards

Buffering and Screening

We are requesting a waiver of Section 30.04.02C(1)(i), Buffering and Screening – Buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall. This requirement is applies to the subject parcel's north property line. Currently, there is an existing 6-foot high CMU wall buffering the subject parcel from the adjacent residential property. We are providing a 24' wide landscape buffer (38% wider than the code requirement) and 10% more trees than required. There are two key reasons supporting this request:

1. **Existing Site Conditions & Safety Concerns:** The current 6-foot walls, along the north property line and Las Vegas Blvd. and Puebla Street, are already in place, serving as a functional buffer. Constructing a second 8-foot wall in close proximity would create an enclosed, narrow space that could accumulate debris, attract unhoused individuals, and pose a safety risk by concealing potential criminal activity. This unintended consequence contradicts the goal of maintaining a secure and well-managed property.
2. **Adequate Separation from Residential Properties:** The subject parcel is not adjacent to a single-family residence. Instead, it is buffered by multiple layers of separation, including:
 - o A 10-foot landscaped area
 - o A 25-foot road- within the adjacent SFR subdivision.

- A 20-foot landscaped area (with a double row of trees)
- A 6-foot retaining wall
- An additional **3-foot setback** before reaching the nearest residential structure

In total, there is a **58-foot separation** from the existing 6-foot wall to the nearest residential property, ensuring a substantial buffer that mitigates any potential visual or functional impacts.

Given these considerations, we believe the existing 6-foot wall appropriately serves the intended purpose of screening while avoiding unnecessary construction that may introduce unintended safety and maintenance challenges.

Street Landscaping (Puebla)

Waiver of Section 30.04.01.D.7- Street landscaping along Puebla Street. Clark County Public works will be installing a future drainage facility (culvert) on and across the subject parcel, the associated landscape area, and right-of-way. Any construction by the applicant in this area would need to be demolished and reconstructed as part of this future project. As such, we are requesting a temporary waiver of landscaping along the Puebla right-of-way until such time as public works completes the future drainage facility. By granting this temporary waiver, we will not be required to pay a “fee-in-lieu of” for the landscaping, in accordance with Section 30.04.01E.2, we are only deferring the installation until the completion of the construction by public works. The 16 required trees will not be planted along Puebla.

Decorative wall

Waiver of Section 30.04.03- Decorative wall. We are requesting a waiver to keep in place the existing chain link fence. In lieu of removal and replacing the existing fence with a block wall, we are requesting approval to install privacy slats in the existing fence. We believe the existing chain-link fence, in conjunction with the added privacy slats, will comply with the intent to provide a complete visual barrier, fully screening the vehicles' view from the right-of-way.

Off-Site Improvements (Puebla)

Waiver of off-site improvements along Puebla Street. Clark County Public Works will be installing a future drainage facility (culvert) on and across the subject parcel and the associated landscape area, and right-of-way. Any construction by the applicant in this area would need to be demolished and reconstructed as part of this future project. As such, we are requesting a waiver of off-site improvements to include curb, gutter, detached sidewalk, street-lights, and partial pavement.

Sunrise Manor- Area Specific Goals

Policy SM-2.4: ESSENTIAL SERVICES AND AMENITIES: Creating dedicated truck parking in Sunrise Manor. By creating dedicated truck parking, we will reduce trucks parked on residential streets. This lot will minimize the number of trucks that will be looking for parking on the side of the road in and around the large number of warehouses in the area thus keeping larger trucks away from residential area and ultimately away from pedestrians and small children found in neighborhoods.

Policy SM-4.2: CONNECTIONS TO NEIGHBORING COMMUNITIES: We are installing a 24' landscape buffer (20% wider than required by code) along Las Vegas Boulevard, with detached sidewalks that create a safer walking environment by separating pedestrians with a 5 foot amenity zone between the vehicles and the sidewalk.

Policy SM-5.2: NELLIS AIR FORCE BASE: This site is less than 700 feet from Nellis AFB. The site lies at the edge of the AE-70 Noise Subzone. As such this site is more suitable for non-residential use due to the high noise level produced by Jets.

Thank you

Peymon Masachi