Sunrise Manor Town Advisory Board

Hollywood Recreation Center
1650 S. Hollywood Blvd.
Las Vegas, NV 89142
August 27, 2026
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 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 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 July 16, 2026. (For possible action)

IV. Approval of the Agenda for August 27, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: None

VI. Planning and Zoning

08/18/26 PC

1. **PA-26-700028-4796 LAKE MEAD, LLC:**
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.73 acres. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rk (For possible action) **08/18/26 PC**

2. **ZC-26-0358-4796 LAKE MEAD, LLC:**
ZONE CHANGE to reclassify 0.86 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action) **08/18/26 PC**

3. **UC-26-0359-4796 LAKE MEAD, LLC:**
USE PERMITS for the following: **1)** vehicle maintenance and repair; and **2)** vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase maximum parking; **3)** allow loading space within front setback; and **4)** reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 1.73 acres in a CG (Commercial General) Zone with the Airport Environs (APZ-2) Overlay. Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/hw/kh (For possible action) **08/18/26 PC**

4. **WS-26-0353-SANCHEZ MIGUEL & MARIA & PRADO VICTORIANO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; and **2)** eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.26 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Rock Light Avenue and east of Vermeer Street within Sunrise Manor. TS/rp/cv (For possible action) **08/18/26 PC**

5. **WS-26-0386-ALVAREZ, LAURA GUADALUPE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation for existing and proposed structures in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Everglade Street and south of Tahoe Drive within Sunrise Manor. TS/rp/cv (For possible action) **08/18/26 PC**

09/01/26 PC

6. **WS-26-0446-BARRIGA, RUBEN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Boston Avenue and west of Frank Street within Sunrise Manor. TS/ji/kh (For possible action)**09/01/26 PC**

09/15/26 PC

7. **UC-26-0473-VIRREY, CRISTINA QUINONEZ & QUINONES, CRISTIAN RODRIGUEZ:**
USE PERMIT for accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separations in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Single-Family Residential 5.2) Zone. Generally located south of Sun Vista Drive and west of Lucky Street within Sunrise Manor. TS/rr/cv (For possible action)**09/15/26 PC**

8. **UC-26-0490-ITH REALTY, LLC:**
USE PERMIT for an emergency and urgent care facility.
DESIGN REVIEW for an emergency and urgent care facility in conjunction with an existing shopping center on a 1.86 acre portion of 10.64 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and west of Sacramento Drive (alignment) within Sunrise Manor. TS/hw/cv (For possible action)**09/15/26 PC**

9. **VS-26-0474-CPT 2644 N LAMB BLVD, LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/ji/cv (For possible action) **09/15/26 PC**

09/16/26 BCC

10. **WS-26-0488-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modify buffering and screening; **3)** reduce loading zone setback; **4)** reduce driveway throat depth; and **5)** modify driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.48 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action)**09/16/26 BCC**

11. **TM-26-500110-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.84 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action) **09/16/26 BCC**

12. **UC-26-0462-USA BUREAU LAND MANAGEMENT:**
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower on a portion of 40.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Lake Mead Boulevard and east of Arnona Road within Sunrise Manor. MK/jm/cv (For possible action)**09/16/26 BCC**

13. **UC-26-0467-PLATINUM MANAGEMENT GROUP 14, LLC:**
USE PERMIT for retail use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping; **3)** reduce and eliminate buffering and screening; **4)** allow modified parking requirements; **5)** allow attached sidewalks; and **6)** allow modified driveway geometrics.
DESIGN REVIEW for a retail building on 0.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Pecos Road and south of Gowan Road within Sunrise Manor. WM/rr/cv (For possible action)**09/15/26 BCC**

14. **WS-26-0352-LOPEZ, BERNARDO RAMOS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow increased hardscape; **2)** allow modified driveway design standards; and **3)** alternative driveway geometrics on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor. TS/bb/cv (For possible action)**09/15/26 BCC**

15. **ZC-26-0459-RICE MELODY A.:**
ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) **09/15/26 BCC**

16. **WS-26-0460-RICE, MELODY A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** buffering and screening; **3)** waive full off-site improvements; **4)** reduce driveway width; and **5)** reduce throat depth.
DESIGN REVIEW for an industrial yard with outdoor storage on 0.89 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor. TS/sd/cv (For possible action) **09/15/26 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: September 10, 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

Sunrise Manor Town Advisory Board

July 16, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT	Stephanie Jordan – Excused
	Earl Barbeau-Vice Chair-PRESENT	Lorna Phegley-Planning
	Harry Williams-Member-PRESENT	
Secretary:	Jill Leiva	
County Liaison:	Will Covington	

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 July 16, 2026 Minutes
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for July 16, 2026
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning
07/21/26 PC

1. **UC-26-0322-PONCE, ROSA MARLENE MARIN:**
USE PERMIT for small livestock (chickens).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation for accessory structures in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Cedar Avenue and east of Wind River Road within Sunrise Manor. TS/rp/cv (For possible action) 07/21/26 PC

Moved by: Mr. Barbeau
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

DRAFT

08/04/26 PC

2. **UC-26-0349-A J M M HOLDINGS, LLC:**
USE PERMITS for the following: **1)** allow manufacturing, light; and **2)** outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** modify residential adjacency standards; and **3)** modify buffering and screening.
DESIGN REVIEW for proposed modifications to an existing office/warehouse facility in conjunction with an existing office/warehouse complex on 0.5 acres within a 13.57 total acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located north of Carey Avenue and east of Abels Lane within Sunrise Manor. TS/jm/kh (For possible action) 08/04/26 PC

Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 2-1

3. **WC-26-400064 (WS-1564-00)-A J M M HOLDINGS, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring 24 inch box cypress trees every 5 feet in conjunction with an existing office/warehouse complex on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Carey Avenue and east of Abels Lane within Sunrise Manor. TS/jm/kh (For possible action) 08/04/26 PC

Moved by: Mr. Williams
Action: Approved with if approved conditions
Vote: 2-1

08/05/26 BCC

4. **ET-26-400058 (DR-24-0038)-NORTH & NORTH BUSINESS CENTER, LLC:**
DESIGN REIVEW FIRST EXTENSION OF TIME for an office/warehouse and distribution complex on 6.45 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located west of Nellis Boulevard and southeast of Las Vegas Boulevard North within Sunrise Manor. MK/hw/kh (For possible action) 08/05/26 BCC

Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

5. **WS-26-0334-ATLAS SIGN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping; **3)** waive full off-site improvements; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a proposed warehouse on 0.34 acres in an IP (Industrial Park) Zone. Generally located north of Park Street and east of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/05/26 BCC

Moved by: Mr. Williams
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: Mr. Rojas is continuing to help "clean up" Sunrise Manor. Ms. Weaver Commented that the homeless are moving back & forth to different areas (Betty Lane), and That Public Works has been helping when there is an issue.

IX. Next Meeting Date: The next regular meeting will be July 30, 2026

X. Adjournment
The meeting was adjourned at 7:41pm

DRAFT

08/18/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700028-4796 LAKE MEAD, LLC:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.73 acres.

Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:
140-20-610-074; 140-20-610-076

EXISTING LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 4796 E. Lake Mead Boulevard
- Site Acreage: 1.73
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a Master Plan Amendment from Business Employment (BE) to Corridor Mixed-Use (CM). The applicant is also requesting a zone change on the western parcel from RS3.3 to CG. The eastern parcel is already zoned CG. This zone change requires a Master Plan Amendment to the Corridor Mixed-Use (CM) land use category. According to the applicant, the proposed Master Plan amendment to Corridor Mixed-Use is an appropriate request for the area that is already home to several industrial and commercial uses that include various retail and auto-related services like the proposed request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0187-05	Zone change for APN 140-20-610-074 from R-2 to C-2 for a retail center	Approved by BCC	March 2005

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS3.3 & IP (AE-65 & APZ-2)	Single-family residential & office/warehouse
South	Business Employment & Public Use	PF, CG, RS3.3 & RM18 (APZ-2)	Miller Elementary School, veterinary office, & undeveloped
East	Corridor Mixed-Use	CG (APZ-2)	Retail complex
West	Business Employment	IP (APZ-2)	Retail complex & vehicle sales

Related Applications

Application Number	Request
ZC-26-0358	A zone change for APN 140-20-610-076 from RS3.3 to CG is a companion item on this agenda.
UC-26-0359	A use permit, waiver of development standards, and design review for a retail center with vehicle maintenance and sales is a companion item on this agenda.

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

Analysis
Comprehensive Planning
The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

DRAFT

Given the location of the site being adjacent to Lake Mead Boulevard and existing commercial development to the east and west, staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor, and Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)
- No comment.

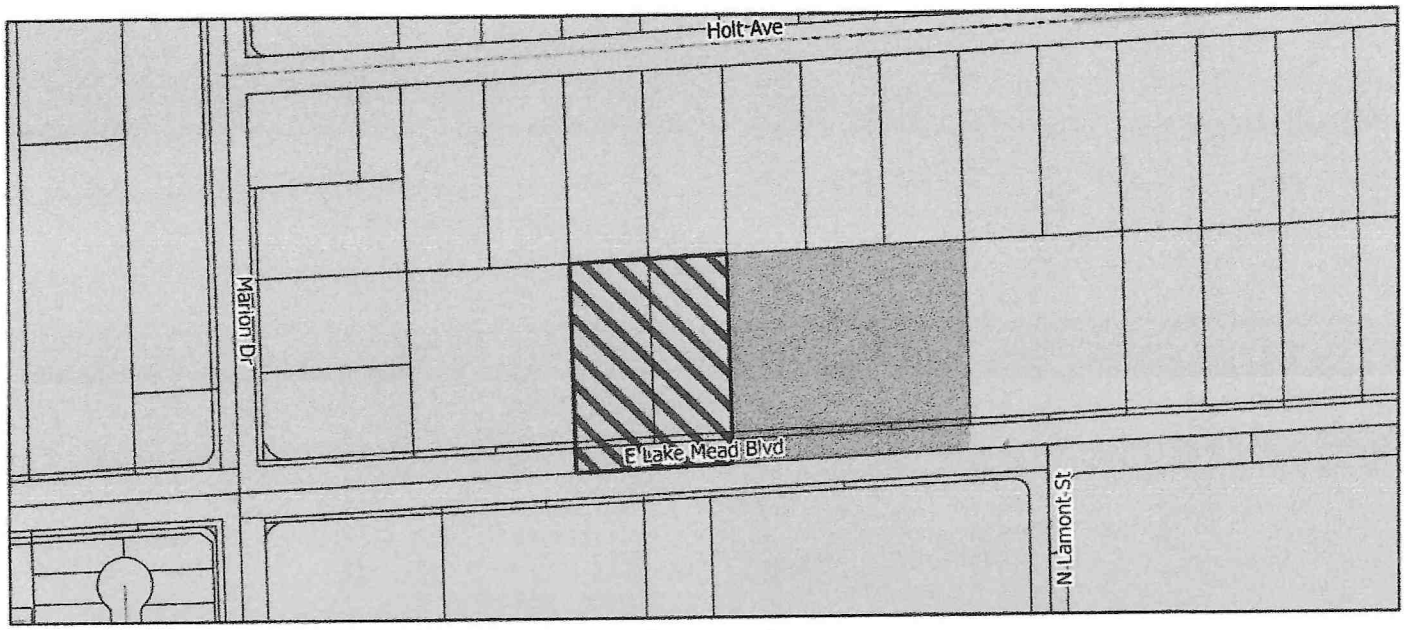
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: RAVIN NATHAN
CONTACT: FIRM CONSTRUCTION, 6233 MIGHTY FLOTILLA AVENUE, LAS VEGAS, NV 89139

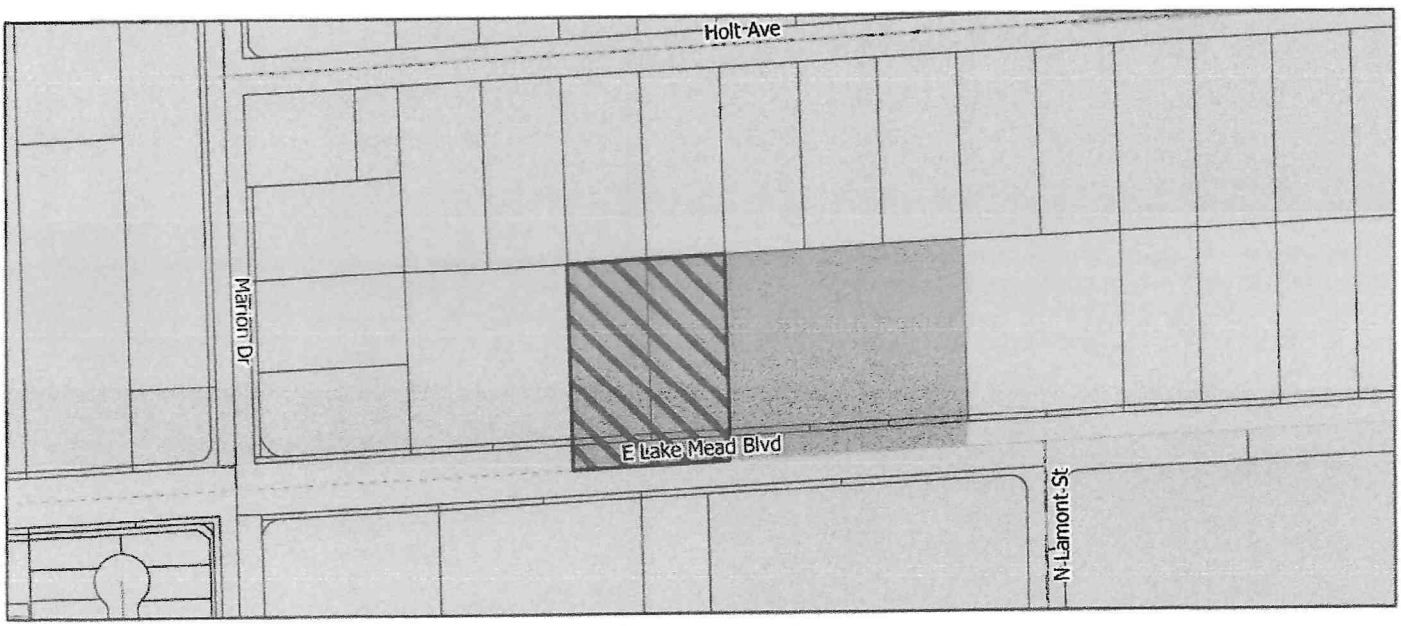
DRAFT

Planned Land Use Amendment
PA-26-700028

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Sunrise Manor
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

CLARK COUNTY
COMPREHENSIVE PLANNING

N

0 150 300 Feet

Map created on: July 01, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Comprehensive Planning

08/18/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0358-4796 LAKE MEAD, LLC:

ZONE CHANGE to reclassify 0.86 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:
140-20-610-076

PROPOSED LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 4796 E. Lake Mead Boulevard
- Site Acreage: 1.73
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant is requesting a zone change to a CG (Commercial General) Zone. According to the applicant, the CG designation is consistent with the zoning designation for the surrounding area and will attract new businesses, which in return will create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0187-05	Zone change for APN 140-20-610-074 from R-2 to C-2 for a retail center	Approved by BCC	March 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS3.3 (AE-65 & APZ-2)	Single-family residential

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	PF, CG, RS3.3 & RM18	Miller Elementary School & veterinary office
East	Business Employment	CG	Undeveloped
West	Business Employment	IP	Retail complex & vehicle sales

Related Applications

Application Number	Request
PA-26-700028	A plan amendment for APN 140-20-610-074 & 076 from BE to CM is a companion item on this agenda.
UC-26-0359	A use permit, waiver of development standards, and design review for a retail center with vehicle maintenance and sales 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 is compatible with the surrounding area. The request for CG (Commercial General) zoning on the site is compatible with the surrounding area. The other subject parcel to the east is owned by the same property owner and is already zoned CG (Commercial General). Reclassifying this parcel to CG (Commercial General) will provide uniform zoning for the entire site. Additionally, parcels farther east and west along Lake Mead Boulevard are zoned CG (Commercial General). Lastly, the proposed zone boundary amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl. For these reasons, staff finds the request for CG (Commercial General) zoning appropriate for this location.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

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.

DRAFT

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 #0009-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RAVIN NATHAN
CONTACT: FIRM CONSTRUCTION, 6233 MIGHTY FLOTILLA AVENUE, LAS VEGAS, NV 89139

DRAFT

08/18/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0359-4796 LAKE MEAD, LLC:

USE PERMITS for the following: **1)** vehicle maintenance and repair; and **2)** vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase maximum parking; **3)** allow loading space within front setback; and **4)** reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 1.73 acres in a CG (Commercial General) Zone with the Airport Environs (APZ-2) Overlay.

Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:
140-20-610-074; 140-20-610-076

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the width of a portion of street landscaping along Lake Mead Boulevard to 5 feet where 10 feet is required behind an attached sidewalk per Section 30.04.01D (a 50% reduction).
2. Increase the maximum number of parking to 68 spaces where 49 spaces is the maximum permitted per Section 30.04.04D (a 38 % increase).
3. Allow a loading space within the front setback where not permitted per Section 30.04.04I.
4. Reduce the throat depth of the driveway along Lake Mead Boulevard to 10 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 87% reduction).

PROPOSED LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.73
- Project Type: Commercial complex
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,900 (Buildings A & B) / 6,800 (Building C) / 16,600 (Overall)
- Parking Required/Provided: 39 / 72 (includes 4 ADA spaces)

DRAFT

- Sustainability Required/Provided: 8/7

Site Plans

The plans depict a currently undeveloped property located north of Lake Mead Boulevard and approximately 500 feet east of Marion Drive. The property is proposed to be developed with a mix of commercial uses withing 3 commercial buildings. Building A is 4,950 square feet and will serve as a vehicle maintenance facility, Building B is also 4,950 square feet and will serve as a future vehicle sales facility, and Building C is 6,800 square feet and will serve as a in-line retail building, primarily focusing on auto accessory businesses. Building A is located along the western property line, 68 feet north of Lake Mead Boulevard and 114 feet from the south property line. Due to the distance of the vehicle maintenance and repair being less than 200 feet from residential uses, a use permit is required. Additionally, a use permit is also required for both the vehicle maintenance and vehicle sales uses to be located within the APZ-2 Overlay. Building B is located along the eastern property line and is set back 67 feet from Lake Mead Boulevard and 115 feet from the north property line. Building C is located centrally in the rear of the site being 15 feet from the north property line, 58 feet from the west property line, and 60 feet from the east property line. Access to the site is provided by a single, 32 foot wide commercial driveway located centrally along the frontage with Lake Mead Boulevard. Parking is located within the central portion of the site in the middle of the 3 buildings, but also to the north and south of Buildings A & B. A total of 39 spaces are required for the proposed uses on site with 72 spaces being provided, requiring a waiver of development standards. Additionally, a loading space is being provided in the southwest corner of the site along Lake Mead Boulevard. This space set back 5 feet from Lake Mead Boulevard, requiring a waiver of development standards.

Landscaping

Street, parking lot, and screening and buffering landscaping is being provided on-site. In terms of street landscaping, a 10 foot wide landscaping strip is provided behind the existing 5 foot wide sidewalk, except where the loading space intrudes into the setback. At this point, the landscape strip becomes 5 feet wide. Within this landscape area, large trees are provided every 30 feet on center. Within the parking lot, trees are generally provided every 6 spaces within landscaping islands. In some places, street landscaping is used to support parking lot landscaping. Along the rear property line, screening and buffering landscaping is provided within a 15 foot wide landscape strip with evergreens placed in 2 staggered rows every 10 feet. A new 8 foot decorative wall will be provided along the rear property line.

Elevations

All 3 buildings are shown to be 23 feet tall from finished grade. All buildings are constructed of a mix of painted stucco and CMU brick. Shade awning pop-out are provided along the fronts of all buildings. Buildings B & C are show to be accessed through typical commercial/window systems, while Building A has a commercial window/door system on the south side of the east façade with the remaining portion of the east façade containing 6 roll-up doors. Additional access is provided by metal access doors on the side or rear of the buildings.

Floor Plans

Building A is shown to be 4,950 square feet with space for 6 vehicle maintenance bays, an office area, waiting room, and restrooms. Building B is also 4,950 square feet with an open sales office

and showroom area, and a smaller enclosed office and waiting area. Building C is 6,800 square feet and is shown to contain 4 shell suites.

Applicant's Justification

The proposed development will provide various auto-related commercial uses and has adapted the site to adjacent residential uses by providing a 15 foot setback in the rear, set trash enclosures back at least 50 feet, and provided a buffer in the rear as well. The site has provided sufficient landscaping and the proposed uses are similar to others in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0187-05	Zone change for APN 140-20-610-074 from R-2 to C-2 for a retail center	Approved by BCC	March 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS3.3 & IP (AE-65 & APZ-2)	Single-family residential & office/warehouse
South	Business Employment & Public Use	PF, CG, RS3.3 & RM18 (APZ-2)	Miller Elementary School, veterinary office, & undeveloped
East	Corridor Mixed-Use	CG (APZ-2)	Retail complex
West	Business Employment	IP (APZ-2)	Retail complex & vehicle sales

Related Applications

Application Number	Request
PA-26-700028	A master plan amendment from BE to CM is a companion item on this agenda.
ZC-26-0358	A zone change for APN 140-20-610-076 from RS3.3 to CG 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.

The proposed use is compatible with the surrounding area, as there are already several vehicle oriented commercial complexes and uses to the east and west of the site along with an office/warehouse to the northeast. Additionally, the proposed vehicle maintenance uses will completely occur within the building. The maintenance bays will face toward the east away from the existing residential development to the north. Additionally, the maintenance bays will be screened by both the proposed Building C and the buffering landscaping. Staff finds there should not be any additional burden extended to the residential areas to the north due to the proposed development. The development is appropriately parked for the proposed uses and there is sufficient space should any spaces be used for the vehicle sales use. In terms of impacts from air traffic operations, the proposed uses are very specific to vehicle uses and will likely have a lower number of employees and visitors than a typical retail complex would experience. As a result, the uses should be low enough in intensity to not produce unsafe conditions. Ultimately, staff finds the proposed use will promote Policies 5.1.3 and 5.3.1 of the Master Plan and Sunrise Manor Specific Policies SM-5.1 and SM-5.2. These policies encourage the diversification of the economic base of the Las Vegas Valley. These policies also support the development of compatible use and structures within proximity of Nellis Air Force Base. For these reasons, staff can 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.

Waivers of Development Standards #1 & #3

The purpose of reviewing both reduced street landscaping width and loading space setbacks is to ensure sufficient space is being given to required plants and to ensure the site is being arranged in a logical manner. In this case, the placement of the required loading space 5 feet from the back of the attached sidewalk within the required landscape area represents a significant reduction in both setbacks and landscaping area. The placement of the loading space in the landscaping area has resulted in a significant decrease in vegetation along Lake Mead Boulevard. Given the heat vulnerability of the area, this reduction of plant life along Lake Mead Boulevard would represent a detriment to the area. Additionally, loading spaces tend to produce odors, noises, and distractions that would deter pedestrian activity in the area and could be safety hazard for drivers along Lake Mead Boulevard. Finally, since there are other areas where the loading space could be placed to reduce or even eliminate these waivers, staff cannot support these requests.

Waiver of Development Standards #2

The purpose of reviewing a significant increase in overall parking provided is to ensure the amount of parking being provided is necessary for the site and the additional pavement is being

provided with an appropriate amount of parking lot landscaping. In this case, staff finds the site has been sufficiently provided with parking lot landscaping that should help reduce any effects that radiant heat may have on the area due to the additional pavement needed for the extra spaces. With that, staff finds the applicant has not sufficiently justified the proposed increase the amount of provided parking especially for uses that tend to have a lower traffic flow. For these reasons, staff is unable to 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 the proposed development has mostly been situated in a logical manner by placing the buildings along the exterior of the site with parking situated in the middle. This allows the buildings to screen the more intensive portions of the uses on-site and keep parking centrally located and screened. The proposed buildings have sufficient architectural articulations with entrances either facing the street or the interior parking lot. Unsightly roll-up doors are screened from the right-of-way and adjacent residential uses by other buildings and landscaping. The provided screening buffering is sufficiently provided, as well, to screen the uses onsite. With that said, staff is concerned regarding the placement of the loading space along the street and within the required front setback. There are other locations onsite that could be utilized that would remove the need for these waivers. Additionally, the applicant has not provided sufficient justification for parking provided onsite, which is well over the amount required for the site. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff finds that the reduced throat depth for the driveway on Lake Mead Boulevard will result in on street stacking of vehicles. Since Lake Mead Boulevard is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site. Therefore, staff cannot support this request.

Staff Recommendation

Approval of the use permits; denial of the waivers of development standards and 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.

DRAFT

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- 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.
- 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;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0009-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RAVIN NATHAN
CONTACT: FIRM CONSTRUCTION, 6233 MIGHTY FLOTILLA AVENUE, LAS VEGAS, NV 89139

DRAFT

08/18/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0353-SANCHEZ MIGUEL & MARIA & PRADO VICTORIANO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; and **2)** eliminate building separation for an existing carport in conjunction with an existing single-family residence on 0.26 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located north of Rock Light Avenue and east of Vermeer Street within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:
140-34-112-032

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate the side interior setback for an existing carport where 5 feet is required per Section 30.02.05.
2. Eliminate the building separation for an existing carport where 6 feet is required per Section 30.02.05.

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

BACKGROUND:
Project Description
General Summary
- Site Address: 6142 Rock Light Avenue
- Site Acreage: 0.26
- Project Type: Eliminate setbacks and building separation
- Building Height (feet): 13 (carport)
- Square Feet: 720 (carport)

Site Plan & Floor Plan
The plan depicts an existing single-family residence with driveway access from Rock Light Avenue to the south. Along the east side of the site, there is an existing 720 square foot carport which has a zero foot setback from the east property line and zero foot building separation from the single-family residence. The plan also shows 2 accessory structures that will be removed: a shade structure located on the north side of the property, and a shed located on the east side of the rear yard.

DRAFT

Landscaping
Landscaping is not a part of this request.

Elevations
The photo depicts the carport 12 feet 1 inches high, constructed of white metal with corrugated steel roofing panels and steel posts.

Applicant's Justification
The applicant indicates that the structure is fully contained within the property boundaries and maintains a zero foot setback and zero foot separation from the residence. The applicant stated that the carport's white finish matches the existing gates and trim, ensuring consistency with neighborhood aesthetics. The applicant states that the carport will enhance the property's functionality while remaining compatible with surrounding development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0023-99	Use permit, variance, and waiver for a planned unit development	Approved by PC	January 1999
VC-1895-98	Variance to increase wall height	Approved by PC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential

Clark County Public Response Office (CCPRO)
CE24-14321 is an active violation for building without permits.

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.

Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods. Staff find that the existing carport is too large for the area where it was placed, and that the waivers required for it stem from self-imposed hardships. Additionally, staff finds that if the applicant had inquired about the setback and separation requirements before construction, the carport could have been constructed to different specifications to allow for the required setback and separation. For these reasons, staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARIA SANCHEZ
CONTACT: MARIA SANCHEZ, 6142 ROCK LIGHT AVENUE, LAS VEGAS, NV 89110

DRAFT

#4

WS-26-0353

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101649
ASSESSOR PARCEL #(s): 140.34.112.032
PROPERTY ADDRESS/ CROSS STREETS: 6142 Rocklight Ave Linden Ave & Beesley

DETAILED SUMMARY PROJECT DESCRIPTION

W.S carport Reduced Setback Reduced Separation

PROPERTY OWNER INFORMATION

NAME: Miguel Sanchez
ADDRESS: 6142 Rocklight Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: 408-687-7144 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Mariy Sanchez
ADDRESS: 6142 Rocklight Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: CELL 831-444-5912 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Miguel Sanchez
ADDRESS: 6142 Rocklight Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: CELL 408-687-7144 ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

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

Property Owner (Signature)* — Miguel Sanchez, Property Owner (Print) — 2-4-26, Date

Miguel Sanchez
6142 Rock light Ave
Las Vegas NV, 89110
408-687-7144
mglsp7@gmail.com
Feb 7, 2026

To Whom It May Concern,

I am submitting this letter as a formal justification for the installation of an existing freestanding carport and requesting waiver for zero setback reduction and separation. Waiver of Development Standard to eliminate side setback where 5 is required per Section 30.02.05. Waiver of Development Standard to eliminate building separation where 6 is required per Section 30.02.05 at my residence located at 6142 Rock light Ave Las Vegas NV.

Project Description

The structure is a **freestanding steel carport** installed on an existing concrete slab. The carport is securely anchored to the concrete floor using **Titen HD zinc-plated 6" x 5/8" anchors, four (4) per post**, to ensure structural stability and safety.

Property Hard scape

- Current property Hard scape at 52.22%

Materials

The carport is constructed using the following materials:

- Corrugated steel roofing panels
- Steel posts
- Steel beams
- Steel crossmembers

All materials are durable, weather-resistant, and designed for long-term structural integrity. **Location, Setbacks, and Dimensions**

The carport was installed along the side of my residence on the existing concrete slab.

- **Setback from common/property wall:** 0 feet (detached)
- **Distance from home:** 0 feet (detached)
- **Overall dimensions:** 40 feet (length) x 18 feet (width)
- **Arching height at center:** 12.1 feet

- **Downslope height:11.1 feet**
- **Arch side height:** 9 feet

Common Wall

- **Concrete block**
- **Height: 9'**
- **Individual blocks 9"x16"x8"**

The structure fits entirely within my property boundaries and will not extend beyond my lot.

Color and Aesthetic

The carport is painted **white** to match the existing house gate, decorative trims, and other gates within the neighborhood. The selected color and design will maintain a clean, cohesive appearance consistent with the surrounding properties.

Purpose and Benefits

The proposed carport will provide the following benefits:

1. Protection from excessive heat exposure for exterior air conditioning units.
2. Shielding for residential trash cans from sun and weather damage.
3. Preservation and protection of a classic **1967 Lincoln Continental**, which belonged to my late father.

This vehicle holds significant sentimental value to my family. Before my father passed, I made a promise that my 12-year-old son and I would complete and maintain its restoration. The carport will provide necessary protection from the elements to preserve this family heirloom.

This structure will enhance the functionality of my property while maintaining neighborhood aesthetics and ensuring structural safety.

Thank you for your time and consideration of this request. Please feel free to contact me if any additional information is required.

Sincerely,

Miguel Sanchez

08/18/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0386-ALVAREZ, LAURA GUADALUPE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation for existing and proposed structures in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Everglade Street and south of Tahoe Drive within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:
161-09-611-200

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce the rear setback for Shed B to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
   b. Reduce the side setback for Shed B to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
   c. Reduce the side street setback for the proposed sunroom to 4 feet where 10 feet is required per Section 30.02.06 (a 60% reduction).
   d. Reduce the front setback for the proposed additions (attached patio and sunroom) to a minimum of 2 feet where 20 feet is required per Section 30.02.06 (a 90% reduction).
2. Reduce the building separation between Shed B and the single-family residence to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 2828 Everglade Street
- Site Acreage: 0.12
- Project Type: Setbacks/building separation
- Building Height (feet): 8 (sunroom)/8 (patio cover)/12 (Shed B)
- Square Feet: 324 (sunroom)/210 (attached patio)/122 (Shed B)

Site Plan
The plan depicts an existing single-family residence with driveway access from Everglade Street to the south. Four structures are depicted on the property: an attached sunroom, an attached patio cover, Shed B, and Shed A.

The attached sunroom is located in the west side yard and is set back 4 feet from the southwest property line. The attached patio cover is located in the front yard and is set back 2 feet from the front property line. Shed B is located in the rear yard, set back 2 feet from the side interior (east) and rear (north) property lines, with a building separation of 3 feet, 6 inches from the single-family residence. Shed A will be removed.

Landscaping
Landscaping is not a part of this request.

Elevations
The photo depicts the 8 feet high sunroom, constructed of a combination of aluminum framing and large glazed window panels.

Attached patio cover is 8 feet in height, constructed of metal framed and a metal flat roof.

Shed B is 12 feet high, constructed of vertical wooden siding panels, which have a natural, unfinished or lightly finished appearance and composite shingles.

Floor Plans
The plan depicts attached sunroom measuring 324 square feet, attached patio cover measuring 210 square feet, and Shed B measuring 122 square feet, all with open floor plans.

Applicant's Justification
The applicant states the improvements are designed to avoid negative impacts on neighboring properties and is committed to working with the department to ensure all installations are safe and compliant.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)
CE25-23418 is an active violation for building without permits.

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

DRAFT

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.

Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods. Staff finds that the reduced setbacks and separation may negatively impact the surrounding properties. Additionally, staff finds that if the applicant had inquired about the setback and separation requirements before construction, Shed B could have been constructed to different specifications to allow for the required setback and separation. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Shed A to be removed prior to approval of the building permits;
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

DRAFT

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: LAURA ALVAREZ
CONTACT: LAURA ALVAREZ, 2828 EVERGLADE STREET, LAS VEGAS, NV 89142

DRAFT

#5

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #

ASSESSOR PARCEL #(s): 161-09-611-200

PROPERTY ADDRESS/ CROSS STREETS: 2828 Everglade St Las Vegas NV 89142

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Laura G Alvarez

ADDRESS: 2828 Everglade St

CITY: Las Vegas STATE: NV ZIP CODE: 89142

TELEPHONE: 951-961-6656 CELL

APPLICANT INFORMATION (information must match online application)

NAME: SAME

ADDRESS:

CITY: STATE: ZIP CODE:

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SAME

ADDRESS:

CITY: STATE: ZIP CODE:

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

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

Property Owner (Signature)*

Laura G Alvarez
Property Owner (Print)

Dec 16 23
Date

Laura G Alvarez
2828 everglade st
Las Vegas NV 89142

Assessor Parcel # 161-09-611-200

DEAR: Planning & zoning Manager

We recently receive a notice of violation.
30.01.04 (A)(2) SETBACK - FOR REMOVAL OF MY SHED AND/OR APPLY FOR EXCEPTIONS.

Thats why I'm directing to you, for request of a waivers.

Shed A
To be remove after approval

Shed B
*a waiver of development standard to reduce the rear setback to 2 ft where 5 ft are required
*a waiver of development standard to reduce the north side setback to 2 ft where 5 ft are required
*a waiver of development standard to reduce the building separation to 3 where 6 ft are required.

-Proposed sunroom
*a waiver of development to reduce the front setback to 4 ft , where 20 Ft is required
-proposed patio
*a waiver of development to reduce the street side setback to 2 ft ,where 10 ft is required

The waiver is the minimum adjustment that will allow the new addition to our property.

(BOTH WILL BE ATTACH TO PROPERTY)

The shed and the new projects we had planned, had been planned to ensure, no negative impact our community they will be situated in a location that does no interfere with any negative impact to others.as owner i want the best
for my neighborhood and improve the value of my community.

we are committed to work with you department to ensure the installation is safe and compliant
Thank you for consider our request

Sincerely

LAURA G ALVAREZ

(951) 961-6636
ALVAREZJOSE1987@GMAIL.COM

09/01/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0446-BARRIGA, RUBEN:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Boston Avenue and west of Frank Street within Sunrise Manor. TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:
161-05-710-313

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side street setback of an existing attached garage to 0 feet where 10 feet is the minimum required per Section 30.02.06B (a 100% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4895 E. Boston Avenue
- Site Acreage: 0.17
- Project Type: Single-family residence
- Number of Stories: 1 (house and existing attached garage)
- Building Height (feet): 11 (existing attached garage)
- Square Feet: 591.6 (existing attached garage)

Site Plan
The plan depicts an existing single-family detached home with the main access from Boston Avenue to the north and secondary access at the southeast corner of the rear yard adjacent to Frank Street. The existing attached garage is attached to the eastside of the residence. The plans depict a zero foot side street setback from the east property line where 10 feet is required.

Elevations
The photos depict an existing attached garage to the existing single-family residence that features metal material. The overall height is 10 feet, 2 inches. All exterior surfaces have been painted to align with the color scheme of the existing residence.

DRAFT

Applicant's Justification

The applicant states the attached garage provides shade and protection from the heat and weather elements for his utility vehicles, tools, and family pet. The east side of the property does not affect nearby neighbors and does not block any views.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0165-01	Zone change from R-2 and R-1 to R-1 (RNP III)	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE26-07075 is an active zoning violation for building without a permit and structure being within the street side setbacks.

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

Waiver 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.

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. Although the attached garage was constructed to match the residence with exterior colors, it was constructed without building permits and does not meet Title 30 standards. Staff finds that this request is a self-imposed hardship; therefore, staff recommends denial.

Staff Recommendation

Denial.

DRAFT

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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./mc

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RUBEN BARRIGA
CONTACT: RUBEN BARRIGA, 4825 E BOSTON AVENUE, LAS VEGAS, NV 89104

DRAFT

09/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0473-VIRREY, CRISTINA QUINONEZ & QUINONES, CRISTIAN RODRIGUEZ:

USE PERMIT for accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Single-Family Residential 5.2) Zone.

Generally located south of Sun Vista Drive and west of Lucky Street within Sunrise Manor. TS/rr/cv (For possible action)

RELATED INFORMATION:

APN:
161-05-215-017

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce the side street setback of a proposed accessory living quarters to 2 feet where a minimum of 10 feet is required per Section 30.02.06B (an 80% reduction).
   b. Reduce the rear setback of a proposed accessory living quarters to 4 feet where a minimum of 5 feet is required per Section 30.02.06B (a 20% reduction).
2. Reduce the building separation of a proposed accessory living quarters to 3 feet where a minimum of 6 feet is required per Section 30.02.06B (a 50% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4537 Sun Vista Drive
- Site Acreage: 0.18
- Project Type: Accessory living quarters
- Number of Stories: 1 (existing primary residence)/1 (accessory living quarters)
- Building Height (feet): 10 feet 5 inches (accessory living quarters)
- Square Feet: 1,845 (existing primary residence)/334 (accessory living quarters)

Site Plans
The plans depict an existing single-family residence on a 0.18 acre lot located on the southwest corner of Sun Vista Drive and Lucky Street. The residence is centrally located on the lot with the

DRAFT

entrance facing north towards Sun Vista Drive. The plans also depict an accessory living quarters located in the rear yard in the southeast corner of the property. The accessory living quarters has a 2 foot side street setback adjacent to Lucky Street, a 4 foot rear setback from the south property line, and a 3 foot, 3 inch building separation from the southeast corner of the primary residence. These reduced setbacks and building separation necessitate the waivers of development standards. An existing 40 square foot shed is located at the southwest corner of the property.

Elevations

The plans depict a detached accessory living quarters with an overall height of 10 feet, 5 inches as measured from finished grade. The structure has a wood frame with a stucco finish and the exterior color to match the existing residence. Stucco popouts are proposed around the double doors and 3 windows. The roof material will be shingles with a 2.5:12 pitch, while the existing residence has a tile roof with a 4:12 pitch, necessitating the need for the use permit request.

Floor Plans

The plans depict a 334 square foot detached accessory living quarters. A double door entrance leads into a family room and kitchen. A bedroom and bathroom are also located in the unit.

Applicant's Justification

The accessory living quarters will be used by the applicant's parents when visiting the applicant's home. The structure was built without a permit and does not comply with several zoning code requirements regarding distances to property lines and between buildings. The applicant is seeking a waiver of development standards to legalize the existing structure with its current size and location. The special use permit is requested as the roof line including the roof pitch and roofing materials are different from the primary dwelling.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE26-08943 is an active case for building without permits and setback violations.

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 accessory living quarters building is not architecturally compatible with the single-family residence on the property with both structures visible from the right-of-way. The lower roof pitch and use of roof shingles, rather than concrete tile, makes the secondary structure stand out from the residence, which could impact the visual continuity of the surrounding area. Therefore, 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.

Staff finds that there are no other accessory structures of similar size or with similar setbacks or building separations in the area. The intent of the setback and building separation requirements is to maintain consistent development standards along street frontages to prevent the massing of buildings, provide adequate buffers between structures, and minimize impacts on neighboring properties. Staff also finds that the proximity of the accessory structure to the right-of-way creates a negative visual impact along the street. While the relocation of the accessory structure would still not meet all setbacks, given its size, a redesigned smaller accessory living quarters could be placed on the site and meet the requirements. Therefore, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

DRAFT

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 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: CRISTINA QUIÑONEZ
CONTACT: CRISTINA QUIÑONEZ, 4537 SUN VISTA DRIVE, LAS VEGAS, NV 89104

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR # 26-100907
ASSESSOR PARCEL #(s): 161-05-215-017
PROPERTY ADDRESS/ CROSS STREETS: 4537 Sun Vista Dr, Las Vegas NV 89104 (Charleston & Lamb)

DETAILED SUMMARY PROJECT DESCRIPTION

APPLYING FOR A USE PERMIT TO HAVE AN ACCESSORY LIVING QUARTERS ON ONE LOT. ALSO APPLYING FOR A WAIVER OF DEVELOPMENT STANDARDS FOR ACCESSORY LIVING QUARTERS FOR A REAR SETBACK OF 4 ft WHERE 5 ft IS REQUIRED, A LATERAL SETBACK OF 2 ft (STREET SIDE) WHERE 10 ft IS REQUIRED, A DISTANCE IN BETWWEN STRUCTURES 2 ft (MAIN HOUSE AND ACCESSORY LIVING QUARTER) WHERE 6 ft IS REQUIRED. ROOF PITCH IS APPROXIMATELY 2.5:12 AND MAIN HOUSE IS 4:12. FINALLY ROOF COVER IS SHINGLE AND MAIN HOUSE ROOF IS TILE. NEW BUILDING IS APPROXIMATELY 334 sq ft

PROPERTY OWNER INFORMATION

NAME: CRISTINA QUIÑONEZ VIRREY
ADDRESS: 4537 SUN VISTA DR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89104
TELEPHONE: (702) 351-5185 CELL (702) 480-9674

APPLICANT INFORMATION (information must match online application)

NAME: CRISTINA QUIÑONEZ VIRREY
ADDRESS: 4537 SUN VISTA DR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89104
TELEPHONE: (702) 351-5185 CELL (702) 480-9674 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: FRANCISCO IBARRA
ADDRESS: 1009 N JONES BLVD, #105
CITY: LAS VEGAS STATE: NV ZIP CODE: 89108
TELEPHONE: 702 351-5185 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

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

Property Owner (Signature)*	CRISTINA QUIÑONEZ VIRREY Property Owner (Print)	07/03/2026 Date

Las Vegas, July 20, 2026

Clark County Building Department,
Comprehensive Planning Department
Project Description: Quiñonez Virrey Residence Accessory Living Quarters
4537 Sun Vista Dr, Las Vegas, NV 89104

I, Cristina Quiñonez Virrey, am requesting approval for an Accessory Living Quarters that will have a Family room with Kitchen, 1 bedroom and a full bathroom. This structure was built without permit and does not comply with the code Distances to property lines. Rear setback is 4 ft where 5 ft is required. Lateral side setback is 2 ft where 10 ft is required. Distance between Main house and Accessory structure is 3 ft-3 inches where 6 ft s required. We are applying for a Waiver of Development Standards to allow these Accessory Living Quarters to be legally built. This Accessory Living Quarters will be built on the rear lateral side of the house (South-East Corner). The building is assembled on Concrete foundations, with wood frame structure, Exterior finish to be 3 coat stucco.

A "Special Use Permit" will be needed as well because:
1) Roof pitch is 2.5:12 which is different from Main house roof which is 4:12 slope.
2) The Roof cover material will be Roof shingle, but the main house is roof tile.
3) Finally, we need to have a stove in the kitchen area.

The reason for the Accessory living Quarters is to have a proper space for my mom and dad when they are visiting. The setbacks reduction request is to be able to keep the size and location of the building the way it was built.

Sincerely,



Cristina Quiñonez Virrey

09/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0490-ITH REALTY, LLC:

USE PERMIT for an emergency and urgent care facility.
DESIGN REVIEW for an emergency and urgent care facility in conjunction with an existing shopping center on a 1.86 acre portion of 10.64 acres in a CG (Commercial General) Zone.

Generally located south of Charleston Boulevard and west of Sacramento Drive (alignment) within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:
161-06-501-001 through 161-06-501-005

RELATED APN:
161-06-501-003

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.86 (proposed facility)/10.64 (total)
- Project Type: Standalone emergency and urgent care facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 9,218
- Parking Required/Provided: 31/61 (Parking demand study provided)
- Sustainability Required/Provided: 7/7

Site Plans
The plans depict a currently developed site at the southwest corner of Charleston Boulevard and Sacramento Drive. The subject site is within a larger shopping center that contains retail space, gas station, quick service restaurant, and a multi-family residential complex. The site currently contains a non-operating vehicle repair facility that will be demolished to make way for the proposed emergency and urgent care facility. The proposed emergency and urgent care facility will be centrally located on the subject site set back 64.5 feet from Charleston Boulevard, 108 feet from the east property line, 32 feet from the west property line, and 101 feet from the rear. Access is provided to Charleston Boulevard through 2 shared driveways in the northwest and

DRAFT

northeast corners of the site. Additional access is provided by cross access points also in the northwest and northeast corners of the site. Drive aisles surround the main building with public parking provided to the north and east of the building. A gated employee lot is provided to the south of the building. Overall, a total of 31 parking spaces are required for the emergency and urgent care use with 61 on-site spaces being provided. A parking demand study from a professional traffic operations engineer has been provided to justify the proposed increase in parking.

Landscaping

Landscaping is being provided along Charleston Boulevard within a 10 foot wide landscaping strip behind an existing attached sidewalk. The plans indicate this area will include large trees every 30 feet on-center. Within the parking lot, trees are provided within landscape finger island every 6 spaces. Along the rear property line, a 15 foot wide landscape strip is provided with evergreen trees provided every 10 feet in staggered rows with an 8 foot wall. Additional landscaping is provided within landscape area along the west and east property lines.

Elevations

The proposed emergency and urgent care facility is proposed to be a maximum height of 24 feet tall. The building is comprised primarily of grey stucco and tile veneer. The brick is primarily found along the base of the building along the corners of the building with the stucco within the center portions of the building. The roof is flat with cool roof elements and a foam parapet around the building. Two canopies are provided along the north and west elevations of the building and are architecturally compatible with the building. Sliding doors for the entrance to the building are provided on the west and north of the building and all windows and doors on the south and west facades are shaded with awnings.

Floor Plans

The interior of the building will contain 9,218 square feet with a main corridor that circles the building with various exam rooms, laboratory, offices, and support room connecting to this corridor. A waiting room and various staff break rooms are also provided. The interior area also contains a trauma and resuscitation room.

Applicant's Justification

The emergency and urgent care facility are appropriate for this site as the site accessed by Charleston Boulevard and near the Interstate 11 freeway. The surrounding is currently underserved by medical facilities and this will provide a 24 hours alternative to the nearest hospitals, which are between 5 and 6 miles away. The multi-family residential development to the south will not be significantly affected as ambulances will be required to turn off lights and sirens when approaching the facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0443-09	Use permit for a vehicle repair facility with reduced residential separation – expired	Approved by PC	August 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0443-09	Use permit for a vehicle repair facility with reduced residential separation - expired	Approved by PC	August 2009
VC-493-87	Variance to construct a 22,200 square foot vehicle repair facility with accessory sales - expired	Approved by PC	October 1987
ZC-292-86	A zone change to reclassify the site from R-E & R-2 to C-2 for a shopping center	Approved by BCC	February 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	P-R	Medical office building
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Quick service restaurant
West	Corridor Mixed-Use	CG	Gas station

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 purpose of reviewing use permits for emergency and urgent care facilities is to assure that it is properly located, and any possible noise is mitigated. Staff finds that in this case, the proposed emergency care facility is located within a neighborhood and area that is generally underserved by medical facilities. Staff finds that the nearest hospitals and emergency rooms are approximately 5 to 6 miles away from the site by a driving path, and that the addition of this facility would provide a needed community and public service. In addition, the site is separated from less intense uses by intense landscaping, as well as larger arterial roads like Charleston Boulevard. As a result, any noise caused by ambulances should not result in a sustained and noticeable impact. In addition, staff finds that the proposed use permit would support Master Plan Policy 2.3.6, which encourages a more uniform geographic distribution of healthcare facilities, especially along high-transit corridors. For these reasons, staff can support this use permit.

DRAFT

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.

Overall, staff finds that the proposed emergency and urgent care facility provides new medical care opportunities for the area, while maintaining the integrity of the existing shopping center. The design of the proposed building is generally modern and consistent with similar facilities within Clark County and nationally. In addition, there is sufficient parking provided on the site and circulation is generally well thought out on the site. The change to this parcel maintains necessary cross access in logical points, which should not impact the shopping center nor the surrounding area. Staff also finds that landscaping has been well provided with street and parking lot landscaping able to provide needed shade in an area with high heat island impacts and the buffering landscaping adequately screens the site. Finally, the development of the subject site would also activate a previously underutilized property which will support Master Plan Policy 1.4.4, which encourages the redevelopment of previously used infill lots. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

DRAFT

Fire Prevention Bureau

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VALLEY HEALTH SYSTEM
CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

09/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0474-CPT 2644 N LAMB BLVD, LLC:

VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/ji/cv (For possible action)

RELATED INFORMATION:

APN:
140-17-301-003; 140-17-301-004; 140-17-302-004

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of 5 foot wide portions of rights-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane. Previously approved land use application VS-23-0516 has expired. The vacation of the right-of-way is necessary to accommodate the required 5 foot wide detached sidewalk along the respective streets.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500108	Tentative Map for 1 lot subdivision	Approved by BCC	October 2023
VS-23-0516	Vacation and abandonment a portion of right-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane – expired	Approved by BCC	October 2023
WS-23-0515	Waiver of development standards for a distribution center	Approved by BCC	October 2023
VS-0342-07 (ET-0130-09)	First extension of time to vacate a portion of right-of-way being Lamb Boulevard – expired	Approved by PC	July 2009
DR-0325-07 (ET-0109-09)	First extension of time to commence an office/warehouse complex – expired	Approved by PC	June 2009
TM-0035-09	1 lot industrial subdivision – expired	Approved by PC	May 2009
VS-0342-07	Vacated a portion of right-of-way being Lamb Boulevard – expired	Approved by PC	May 2007

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0325-07	Office/warehouse complex – expired	Approved by PC	May 2007
TM-0061-07	1 lot industrial subdivision – expired	Approved by PC	April 2007
UC-0275-03	Commercial complex – expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street – recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP (AE-70)	Warehouse
South	Business Employment	IP (AE-70)	Undeveloped
East	Business Employment	IL (AE-70)	Industrial buildings

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 2 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.

DRAFT

Public Works - Development Review

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Lamb Boulevard, in accordance with RTC standards;
- 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: C P T 2644 N. LAMB BLVD, LLC
CONTACT: KIMELY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

Docusign Envelope ID: 0434C071-0AC8-8CDE-8397-06379055B384

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 140-17-301-003, 140-17-301-004, 140-17-302-004

PROPERTY ADDRESS/ CROSS STREETS: 2644 N Lamb, 4370 E Cartier Ave, 4390 E Cartier Ave

DETAILED SUMMARY PROJECT DESCRIPTION

This is for vacation of right-of-way along Lamb Blvd, Abels Ln, and Cartier Ave that was previously approved with VS23-0516.

PROPERTY OWNER INFORMATION

NAME: CPT 2644 N Lamb Blvd. LLC

ADDRESS: CPT 2644 N Lamb Bllvd

CITY: Torrance STATE: CA ZIP CODE: 90502

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Overton Moore Properties - Timur Tecimer

ADDRESS: 19700 S Vermont Ave., Suite 101

CITY: Torrance STATE: CA ZIP CODE: 90502

TELEPHONE: 310.354.2460 CELL 310.503.6727 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JaLynn Ztio

ADDRESS: 6671 Las Vegas Blvd. South, Suite 320

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: 702.786.1837 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

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

DocuSigned by: Timur Tecimer D96DF47935D5472...

Property Owner (Signature)* | Timur Tecimer **Property Owner (Print)** | 7/7/2026 **Date**

Kimley»Horn

July 7, 2026

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155-1741

RE: Justification Letter – **Lamb Blvd & Cartier Ave**
Request: Vacations

To Whom It May Concern:

On behalf of our client, Overton Moore Properties, we are requesting to vacate Right-of-Way within the project for development along Lamb Blvd, Abels Ln and Cartier Ave. The project site consists of 18.11 gross acres situated on the east side of Lamb Boulevard, APN 140-17-301-003, 140-17-301-004, and 140-17-302-004. Other entitlements associated with this project are TM23-500108, VS23-0516, and WS/DR23-0515. This vacation that we are resubmitting was previously approved with VS23-0516.

All right-of-ways need to be vacated to match the standards for right-or-ways in the Clark County.

We would appreciate your favorable consideration of these vacations. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,
KIMLEY-HORN & ASSOCIATES, INC.

JaLynn Zito, P.E.
Project Manager

09/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0488-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modify buffering and screening; **3)** reduce loading zone setback; **4)** reduce driveway throat depth; and **5)** modify driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.48 acres in a CG (Commercial General) Zone.

Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action)

RELATED INFORMATION:

APN:
140-19-204-025 & 140-19-204-017

RELATED APN:
140-19-204-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where required per 30.04.01D.
2. a. Reduce the width of a landscape buffer (west property line) to 5 feet where a minimum of 15 feet is required per Section 30.04.02C (a 67% reduction).
   b. Reduce the width of a landscape buffer (north property line) to 5 feet where a minimum of 15 feet is required per Section 30.04.02C (a 67% reduction).
   c. Allow a single row of trees along the north and west property lines, where a double row of evergreen trees are required for buffering and screening per Section 30.04.02C.
   d. Eliminate required trees along a portion of the north and west property lines where a double row of evergreen trees are required for buffering and screening per Section 30.04.02C.
   e. Allow an existing 6 foot high block wall along a portion of the north property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
   f. Allow an existing 6 foot high block wall along the west property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
3. Reduce the setback of a proposed loading area to 43 feet where 50 feet is required per Section 30.04.06N (a 14% reduction).
4. a. Reduce the driveway throat depth along Lake Mead Boulevard to 10 feet where a minimum of 100 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 90% reduction).

DRAFT

b. Reduce the driveway throat depth along Walnut Road to 4 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 84% reduction).

5. Reduce the driveway width to 32 feet where 36 feet is the standard per Uniform Standard Drawings 222.1 (an 11% reduction).

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.48
- Project Type: Shopping center
- Building Height (feet): 28 (maximum)
- Square Feet: 15,150
- Parking Required/Provided: 102/116
- Sustainability Required/Provided: 7/0

Site Plan
The plans depict a new commercial shopping center with access from both Walnut Road and Lake Mead Boulevard. The site features 2 proposed commercial buildings and 1 future pad site at the northeast portion of the site. Building #1 and Building #2 are in the western portion of the development. Cross access is shared between the proposed development, the existing retail building on the southeast corner of the overall site. Parking is located throughout the site and pedestrian pathways are shown between all buildings within the complex.

Landscaping
The plans depict street landscaping with a 10 foot wide landscape strip with attached sidewalks along Lake Mead Boulevard and a 40 foot wide landscape area along Walnut Road.

Parking lot landscaping is not provided every 6 parking spaces as required per Code. The applicant is proposing landscape finger islands at the end of each row of parking only, thus requiring a waiver of development standards.

Additional waivers are required because the applicant is modifying buffering and screening standards along the north and west property lines which feature only a single row of trees where a double row of trees is required, only shrubs are planted at the northwest corner of the site, portions of the landscape buffer width are reduced, and a 6 foot high screen wall is proposed instead of an 8 foot high decorative screen wall.

Elevations
The plans depict commercial buildings with varied roofline, parapet walls, decorative columns, variations in windows and recognizable materials and surface colors. Building #1 will be up to 28 feet in height and Building #2 will be up to 25 feet in height. Each gas stucco exterior finish

DRAFT

with storefront glazed windows and roll up doors. No elevations are provided for the other proposed building with this application and is noted as a future pad site.

Floor Plans

The plans depict Building #1 with storage, kitchen, sales area, breakroom, cooler and general seating area. Building #2 floor plan depict an office, conference room, storge, freezer and cooler, restroom, and lobby reception.

Applicant's Justification

The applicant states the proposed commercial complex will not impact the immediate area and are requesting several waivers of development standards. The reduced throat depth and parking lot landscaping requests allow for more designated parking spaces and traffic flow with the adjacent commercial property. The requested reduction in the perimeter landscaping requirements will grant the applicant additional footage needed for proper operations of these buildings. The reduction of the setback for a loading zone along the western property line

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0011	Design review for a medical office building - expired	Approved by BCC	February 2019
WC-19-400002 (ZC-0497-12)	Waiver of conditions of a zone change requiring per plans shown at the BCC meeting	Approved BCC	February 2019
VS-18-0368	Vacation and abandonment of easements and right-of-way - recorded	Approved by PC	July 2018
WS-0949-17	Waiver of development standard to allow non-standard street improvements in conjunction with an approved retail auto parts store	Approved by BCC	December 2017
DR-0657-15	Design review for a retail auto parts store on a portion of 2.5 acres	Approved by BCC	November 2015
VS-0291-15	Vacation and abandonment of Walnut Road - recorded	Approved by PC	June 2015
ZC-0497-12	Zone change to reclassify 2.5 acres from R-E and R-2 zoning to C-1 zoning with a waiver of development standards for alternative landscaping and a design review for a retail center and funeral home	Approved by BCC	December 2012

Surrounding Land Use

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

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial and Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Convenience store and gas station, single-family residential, & undeveloped
East	Neighborhood Commercial	CG	Retail center
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Related Applications

Application Number	Request
TM-26-500110	A tentative map for a 1 lot commercial subdivision is a campion 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
Waiver 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 has determined that the required parking lot landscape finger islands could be added with the loss of minimal parking spaces. Parking lot trees also play an important role for reducing the urban heat island effect and aesthetically upgrading the site. For these reasons, staff cannot support this request.

Waiver of Development Standards #2
Buffering and screening is required on the north property line and west property line of the site where the applicant's project is adjacent to an existing multi-family and single-family residential developments. 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. Likewise, staff finds the applicant has not provided sufficient justification for not installing the required 8-foot-tall decorative wall. Screen walls are essential to mitigate potential impacts from non-residential uses adjacent to residential properties. Staff also does not support this request.

DRAFT

Waiver of Development Standards #3

Staff cannot support the requested reduction of the proposed loading areas along the west property line that is adjacent to residential uses. Staff has concerns that the proposed location will create excess noise and pollution next to the existing multi-family residences to the west. Since the proposed commercial complex will be a new development staff finds that the applicant can redesign the site plan to accommodate loading areas outside of the required 50 foot setback and staff find the location is a self-imposed hardship.

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 commercial development and parking lot is functional, and that varying rooflines and building materials are integrated into the design of the building. However, staff are not supporting the proposed design of the commercial complex due staff not supporting the waiver of development standards along with the proposed orientation of Building #1 that will have roll-up doors facing towards residential uses to the west where the applicant has requested a reduction in the required buffering and screening. Staff finds the proposed commercial development can be redesigned to accommodate reduction in the required parking lot landscaping, buffering and screening along the north and west property lines for residential adjacency and the proposed location of the loading zone that encroaches into the setback. In addition, the applicant has not provided sustainability points or identified sustainability measures with their proposed development. Staff cannot support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff finds that the throat depth on the Walnut Road ingress is acceptable and exceeds what was previously approved. Therefore, staff has no objection to the reduced throat depths proposed for the driveways.

Waiver of Development Standards #5

Staff has no objection to the reduced driveway width for the existing driveway. The driveway layout already functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right-of-way.

Staff Recommendation

Approval for waivers of development standards #5 and #6; denial of waivers of development standards #1, #2, #3, #4, 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.

DRAFT

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.
- 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;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0060-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100883

ASSESSOR PARCEL #(s): 140-19-204-017 and -025

PROPERTY ADDRESS/ CROSS STREETS: N. Walnut Road and E. Lake Mead Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Design Review, and associated Waivers of Design Standards for a proposed Commercial Subdivision at Lake Mead and Walnut

PROPERTY OWNER INFORMATION

NAME: TRU ENTERPRISES LLC

ADDRESS: 9935 O Loughlin Manor Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89149

TELEPHONE: (702) 355-1943 CELL

APPLICANT INFORMATION (information must match online application)

NAME: LTRD Corp / Greene Tindall

ADDRESS: 3047 E. WARM SPRINGS SUITE 500

CITY: LAS VEGAS STATE: NV ZIP CODE: 89120

TELEPHONE: (702) 597-5597 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LTRD Corp / Greene Tindall

ADDRESS: 3047 E. WARM SPRINGS SUITE 500

CITY: LAS VEGAS STATE: NV ZIP CODE: 89120

TELEPHONE: (702) 597-5597 CELL ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

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

GUILLERMO TRUJILLO-GARCIA
Property Owner (Print)

7/23/26
Date

GREENE TRIBAL DESIGN

July 7, 2026

Clark County Comprehensive Planning
APN #: 140-19-204-025 & 140-19-204-017
Job Address: E Lake Mead Blvd, Las Vegas, NV 89115

Attention: Comprehensive Planning
RE: Justification Letter

Dear Clark County Comprehensive Planning,

We are applying for various waivers for this commercial property. These items would assist us in maintaining operations for this small business without largely disrupting the requirements set by Clark County Zoning.

DESIGN REVIEW ITEMS:

1.0 Roll-up overhead doors facing Residential District where prohibited.

The West wall of Building #1 has two overhead doors facing the adjacent residential area. This is not screened by another building, though it is screened by the landscape buffer.

These roll-up doors are required for business operations and need to maintain this direction. They are side loaded- the vehicles will screen this opening as well as they are not backing directly into these doors.

WAIVERS OF DEVELOPENT STANDARDS:

2.0 Reducing the required Throat Depth Distance.

The existing throat depth for the driveway along Lake Mead Blvd is 10.38 feet for the ingress where 100 feet is required and 19.87 feet for the egress where 100 feet is required.

Maintaining the existing throat depths would allow us to a more consistent traffic connection with the adjacent O'Reilly property. Additionally, we would be able to designate more parking spaces for customers.

3.0 Reducing the required Throat Depth Distance.

The existing throat depth for the driveway along Walnut Rd is 53 feet for the ingress where 100 feet is required and 4.14 feet for the egress where 100 feet is required.

Maintaining the existing throat depths would allow us to a more consistent traffic connection with the adjacent O'Reilly property. Additionally, we would be able to designate more parking spaces for customers.

4.0 Reduced Parking Lot Landscaping where one landscape island is required per six stalls.

There are six cases where Landscape Islands would be required but are not provided. One instance is adjacent to a Landscape Strip, the others are not.

This would allow us the maximum possible parking stalls to maintain the populus customer base. Various Landscape Strips would still provide shading for vehicles. The Medium trees required for these islands have been counted and relocated on the property.

5.0 Reduced Landscape Buffer Width

Reducing the landscape buffer width between the "Future Pad" and the existing Residential Property to 10'(North) where 15' is required. Reducing the landscape buffer width between "Bldg #2" and the existing Residential Property to 5'(North) and to 5'(West) where 15' is required.

The reduction of this buffer would grant us the additional footage needed for the proper operation of these buildings. The buffer reductions behind "Bldg 2" would utilize large shrubs 5' on center in replace of the required large trees. Additionally, the neighboring Northern properties are large and contain residences that are not directly adjacent to this property line.

6.0 Reduced Landscape Buffer Tree Landscaping

Changing the 20' on center Evergreen Trees Landscaping between Building #2 and the adjacent Residential Properties to be Large Shrubs 5' on center.

The reduced rear and side landscape buffer width will not be large enough for evergreen trees. We are proposing Large Shrubs 5' on center. The adjacent properties contain existing large trees that contribute to the needed separation.

3047 East Warm Springs Road Suite 500 Las Vegas, Nevada 89120

7.0 6' CMU Wall where 8' CMU Wall is required.

The existing 6' tall CMU Wall along the entire West border and 100' of the North border is to remain between this commercial property and the adjacent Residential Properties.

Our West and North Landscape Buffers assist in the separation of these properties. Additionally, there is a commercial residential property to the West, not a single family home. The Residential property at the North is only separated by the 6' high wall for 100'- the remainder of the Northern border is to have a new 8' CMU wall.

8.0 Loading Areas Setback Reduction

The proposed Loading Zone West of Building #1 is 43'-4" away from the existing Residential District where 50' is required.

This distance allows for ample building footage needed for the operations. The business does not service oversized 18 wheeled vehicles and is solely loaded by large trucks. The loading zone is also screened by the landscape buffer.

9.0 Commercial Driveway Width Reduction

Per Public Works internal review and decision, the driveway from Walnut Rd is to have an increased width of 36 feet from lip of gutter to lip of gutter. We are proposing to maintain the existing driveway width of 32 feet from lip of gutter to lip of gutter.

Maintaining this existing driveway width is ideal to prevent the relocation of existing light poles and fire hydrants, as well as to avoid reducing proposed landscaping.

Respectfully,

Greene Tindall Design Group

09/16/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500110-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.84 acres in a CG (Commercial General) Zone.

Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action)

RELATED INFORMATION:

APN:
140-19-204-025 & 140-19-204-017

RELATED APN:
140-19-204-024

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.84
- Project Type: Commercial shopping center
- Number of Lots: 1

Project Description
The plans depict a new 1 lot commercial subdivision at the corner of Walnut Road and Lake Mead Boulevard. Access is from both Walnut Road and Lake Mead Boulevard with 2 proposed commercial buildings and 1 future pad site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0011	Design review for a medical office building - expired	Approved by BCC	February 2019
WC-19-400002 (ZC-0497-12)	Waiver of conditions of a zone change requiring per plans shown at the BCC meeting	Approved BCC	February 2019
VS-18-0368	Vacation and abandonment of easements and right-of-way - recorded	Approved by PC	July 2018

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0949-17	Waiver of development standard to allow non-standard street improvements in conjunction with an approved retail auto parts store	Approved by BCC	December 2017
DR-0657-15	Design review for a retail auto parts store on a portion of 2.5 acres	Approved by BCC	November 2015
VS-0291-15	Vacation and abandonment of Walnut Road - recorded	Approved by PC	June 2015
ZC-0497-12	Zone change to reclassify 2.5 acres from R-E and R-2 zoning to C-1 zoning with a waiver of development standards for alternative landscaping and a design review for a retail center and funeral home	Approved by BCC	December 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Neighborhood Commercial and Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Convenience store and gas station, single-family residential, & undeveloped
East	Neighborhood Commercial	CG	Retail center
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Related Applications

Application Number	Request
WS-26-0488	Waiver of development standards and design review for a proposed shopping center 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- The directional prefixes shall not be included on the map;
- The street suffixes shall be spelt out.

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 #0060-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

DRAFT

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-26-500110

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Sunrise Manor TAB 6:30 PM

Date: 8/27/26

Location: 1650 S. Hollywood, Las Vegas

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website:*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: _____ Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website:*

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/26 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website:*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

UPPER & LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100883

ASSESSOR PARCEL #(s): 140-19-204-017 and -025

PROPERTY ADDRESS/ CROSS STREETS: N. Walnut Road and E. Lake Mead Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map, Design Review, and associated Waivers of Design Standards for a proposed Commercial Subdivision at Lake Mead and Walnut

PROPERTY OWNER INFORMATION

NAME: TRU ENTERPRISES LLC

ADDRESS: 9935 O Loughlin Manor Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89149

TELEPHONE: (702) 355-1943 CELL

APPLICANT INFORMATION (information must match online application)

NAME: LTRD Corp / Greene Tindall

ADDRESS: 3047 E. WARM SPRINGS SUITE 500

CITY: LAS VEGAS STATE: NV ZIP CODE: 89120

TELEPHONE: (702) 597-5597 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LTRD Corp / Greene Tindall

ADDRESS: 3047 E. WARM SPRINGS SUITE 500

CITY: LAS VEGAS STATE: NV ZIP CODE: 89120

TELEPHONE: (702) 597-5597 CELL ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

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

GUILLERMO TRUJILLO-GARCIA
Property Owner (Print)

7/23/26
Date

July 7, 2026

Clark County Comprehensive Planning
APN #: 140-19-204-025 & 140-19-204-017
Job Address: E Lake Mead Blvd, Las Vegas, NV 89115

Attention: Comprehensive Planning
RE: Justification Letter

Dear Clark County Comprehensive Planning,

We are applying for various waivers for this commercial property. These items would assist us in maintaining operations for this small business without largely disrupting the requirements set by Clark County Zoning.

DESIGN REVIEW ITEMS:

1.0 Roll-up overhead doors facing Residential District where prohibited.

The West wall of Building #1 has two overhead doors facing the adjacent residential area. This is not screened by another building, though it is screened by the landscape buffer.

These roll-up doors are required for business operations and need to maintain this direction. They are side loaded- the vehicles will screen this opening as well as they are not backing directly into these doors.

WAIVERS OF DEVELOPENT STANDARDS:

2.0 Reducing the required Throat Depth Distance.

The existing throat depth for the driveway along Lake Mead Blvd is 10.38 feet for the ingress where 100 feet is required and 19.87 feet for the egress where 100 feet is required.

Maintaining the existing throat depths would allow us to a more consistent traffic connection with the adjacent O'Reilly property. Additionally, we would be able to designate more parking spaces for customers.

3.0 Reducing the required Throat Depth Distance.

The existing throat depth for the driveway along Walnut Rd is 53 feet for the ingress where 100 feet is required and 4.14 feet for the egress where 100 feet is required.

Maintaining the existing throat depths would allow us to a more consistent traffic connection with the adjacent O'Reilly property. Additionally, we would be able to designate more parking spaces for customers.

4.0 Reduced Parking Lot Landscaping where one landscape island is required per six stalls.

There are six cases where Landscape Islands would be required but are not provided. One instance is adjacent to a Landscape Strip, the others are not.

This would allow us the maximum possible parking stalls to maintain the populus customer base. Various Landscape Strips would still provide shading for vehicles. The Medium trees required for these islands have been counted and relocated on the property.

5.0 Reduced Landscape Buffer Width

Reducing the landscape buffer width between the "Future Pad" and the existing Residential Property to 10'(North) where 15' is required. Reducing the landscape buffer width between "Bldg #2" and the existing Residential Property to 5'(North) and to 5'(West) where 15' is required.

The reduction of this buffer would grant us the additional footage needed for the proper operation of these buildings. The buffer reductions behind "Bldg 2" would utilize large shrubs 5' on center in replace of the required large trees. Additionally, the neighboring Northern properties are large and contain residences that are not directly adjacent to this property line.

6.0 Reduced Landscape Buffer Tree Landscaping

Changing the 20' on center Evergreen Trees Landscaping between Building #2 and the adjacent Residential Properties to be Large Shrubs 5' on center.

The reduced rear and side landscape buffer width will not be large enough for evergreen trees. We are proposing Large Shrubs 5' on center. The adjacent properties contain existing large trees that contribute to the needed separation.

3047 East Warm Springs Road Suite 500 Las Vegas, Nevada 89120

7.0 6' CMU Wall where 8' CMU Wall is required.

The existing 6' tall CMU Wall along the entire West border and 100' of the North border is to remain between this commercial property and the adjacent Residential Properties.

Our West and North Landscape Buffers assist in the separation of these properties. Additionally, there is a commercial residential property to the West, not a single family home. The Residential property at the North is only separated by the 6' high wall for 100'- the remainder of the Northern border is to have a new 8' CMU wall.

8.0 Loading Areas Setback Reduction

The proposed Loading Zone West of Building #1 is 43'-4" away from the existing Residential District where 50' is required.

This distance allows for ample building footage needed for the operations. The business does not service oversized 18 wheeled vehicles and is solely loaded by large trucks. The loading zone is also screened by the landscape buffer.

9.0 Commercial Driveway Width Reduction

Per Public Works internal review and decision, the driveway from Walnut Rd is to have an increased width of 36 feet from lip of gutter to lip of gutter. We are proposing to maintain the existing driveway width of 32 feet from lip of gutter to lip of gutter.

Maintaining this existing driveway width is ideal to prevent the relocation of existing light poles and fire hydrants, as well as to avoid reducing proposed landscaping.

Respectfully,

Greene Tindall Design Group

09/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0462-USA BUREAU LAND MANAGEMENT:

USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** modified driveway geometrics.
DESIGN REVIEW for a proposed communication tower on a portion of 40.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Lake Mead Boulevard and east of Arnona Road within Sunrise Manor. MK/jm/cv (For possible action)

RELATED INFORMATION:

APN:
140-23-501-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping along Arnona Road where required per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Arnona Road where required per Section 30.04.08.
3. a. A commercial curb return driveway to not be installed on Arnona Road per Uniform Standard Drawing 222.1.
   b. Reduce the driveway width along Arnona Road to 14 feet where 36 feet is the minimum required per Uniform Standard Drawing 222.1.
   c. Reduce the driveway departure distance along Arnona Road to 129 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1.

LAND USE PLAN:
SUNRISE MANOR - OPEN LANDS

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 40
- Project Type: Communication tower
- Building Height (feet): 100

Site Plan
The plan depicts a proposed multi-carrier 100 foot high communication tower, an 800 square feet communication utility building, and associated ground equipment, within a 3,600 square foot

DRAFT

lease compound located on the south side of the subject parcel owned by the USA Bureau of Land Management (BLM). The proposed communication tower will be accessible via a proposed 14 foot wide non-exclusive access easement, that will be graded or paved as necessary. The north, south, east, and west boundaries of the compound will be protected by a 10 foot security fence. The tower is set back approximately 572 feet from the nearest residential development to the west, 196 feet from the west property line along Arnona Road, where 40 feet is required per Section 30.03.08, and 60 feet from the south property line along Lake Mead Boulevard. There are no communication towers within 600 feet of the proposal.

Landscaping
Landscaping is not proposed with this application.

Elevations
The plans depict a 100 foot high monopole communication tower. Ground equipment will be enclosed within a CMU block equipment building. The site will be secure with a 10 foot high chain-link fenced surrounding the compound. The tower will be structurally designed to accommodate more than 1 antenna array. It will be painted with a color matching the surroundings to minimize its visibility.

Applicant's Justification
Per the applicant the proposed tower will provide for maximum collocation opportunities to close the coverage gap for Verizon Wireless and other carriers. As a critical communication facility, the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The facility has been designed to be compatible with the surroundings and will provide essential communication services for the convenience and public safety of the community. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. The proposed communication tower will be setback as required by code.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Public Use	PF	Government office
South	Open Lands	RS20	Undeveloped
East	Open Lands	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development

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

DRAFT

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.

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 & Design Review

Due to the rural nature and size of the site, staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed communication tower with multiple carriers will enhance service coverage and reliability for users in Clark County. The applicant indicates that the tower will be painted to match the surroundings to minimize its visibility. The proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. Staff finds that the proposed tower and utility building should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of street landscaping is to allow for complete streetscapes that aid in the reduction of the heat island effect and promote pedestrian oriented developments within an urban area. While staff can appreciate street landscaping along non-urban streets in the more rural portions of the county, due to the rural nature of the site any proposed landscaping would most likely be out of place and create maintenance challenges for the generally unmanned communications tower & utility building. For these reasons, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on Arnona Road. This request will allow the new project to develop while leaving the existing street standards in place for those with direct access to Arnona Road. Additionally, staff finds that site access is expected to be minimal, therefore, absence of full improvements will not negatively impacting traffic circulation or access.

Waiver of Development Standards #3a

Staff finds the proposed driveway design should continue to function safely without negatively impacting traffic circulation or access. Additionally, the very limited use of the driveway further supports that the design will operate safely without conflicts. Therefore, staff has no objection to this request.

Waiver of Development Standards #3b

Staff has no objection to the reduced driveway width for the existing driveway. The driveway layout already functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right of way. Because the driveway is expected to have minimal access, the reduced width remains sufficient for its intended use.

Waiver of Development Standards #3c

Staff has no objection to the request to reduce the departure distance. The proposed design will still allow vehicles to safely exit the site without creating conflicts in the adjacent right-of-way. The limited frequency of vehicles entering or leaving the site ensures the reduced departure distance will continue to operate safely.

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

- Applicant is advised a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that 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

DRAFT

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Fire access lanes must be 24 feet.
- 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: INTERCONNECT TOWERS
CONTACT: INTERCONNECT TOWERS, 27762 ANTONIO PARKWAY, L1-471, LADERA RANCH, CA 92694

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100279
ASSESSOR PARCEL #(s): 14023501001

PROPERTY ADDRESS/ CROSS STREETS: E Lake Mead Blvd & Arnona Road

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit, Waivers of Development Standards and Design Review for a proposed communication tower.

PROPERTY OWNER INFORMATION

NAME: InterConnect Towers LLC by Tom Gammon (via lease granted by the Bureau of Land Management)
ADDRESS: 27762 Antonio Parkway, L1-471
CITY: Ladera Ranch STATE: CA ZIP CODE: 92694
TELEPHONE: _____ CELL 949-373-6094

APPLICANT INFORMATION (information must match online application)

NAME: InterConnect Towers LLC by Tom Gammon
ADDRESS: 27762 Antonio Parkway. L1-471
CITY: Ladera Ranch STATE: CA ZIP CODE: 92694
TELEPHONE: _____ CELL 202-255-7777 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: InterConnect Towers LLC by Tom Gammon
ADDRESS: 27762 Antonio Parkway, L1-471
CITY: Ladera Ranch STATE: CA ZIP CODE: 92694
TELEPHONE: _____ CELL 202-255-7777 ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

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

Tom Gammon
Property Owner (Signature)*

Tom Gammon
Property Owner (Print)

7/2/2026
Date

JULY 10, 2026 JUSTIFICATION LETTER AND REQUEST FOR WAIVERS
COMMUNICATION TOWER SPECIAL USE + DESIGN REVIEW APPLICATIONS
INTERCONNECT TOWERS – SHADOW ROCK (APR 26-100279)

Submitted to Clark County, Nevada
Department of Comprehensive Planning

The Applicant's project complies with all requirements of Clark County's Unified Development Code (Title 30), which are addressed in this document in the following order:

Wireless Facilities Requirements

- 30.03.02 SUMMARY TABLE OF ALLOWED USES
- 30.03.08 PUBLIC AND QUASI-PUBLIC USES
- 30.03.08.B.2 COMMUNICATION TOWER

Defined Terms

- 30.07.02.C

General Requirements

- 20 30.06.05 APPLICATION TYPES
- 30.06.05.B DESIGN REVIEW
- 30.06.05.D SPECIAL USE
- 30.06.03 COMMON REVIEW PROCEDURES

Request for Waivers

PLEASE NOTE: Applicant's responses to the above referenced criteria are indicated below each applicable provision in ***bold italicized blue text***.

Title 30: Clark County Unified Development Code
Wireless Facilities Requirements

30.03.02 SUMMARY TABLE OF ALLOWED USES

Table 30.03-1: Summary Table of Allowed Uses

P=PERMITTED **C**=PERMITTED WITH CONDITIONS **S**=SPECIAL USE **A**=ACCESSORY USE **T**=TEMPORARY USE **BLANK**=PROHIBITED

Districts	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
Salvage Yard																			S			
Sanitary Landfill																			S			
Wastewater Package Treatment Plant	S	S	S	S													S	S	S			S
Wastewater Treatment Plant	S																S	S	S			S
PUBLIC AND QUASI-PUBLIC USES																						
Government																						
Detention Facility																						S
Government Facility	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	S	S	P
Government Facility, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Library	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S		S	S	P
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities																						
Communication Antenna	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Communication Utility Building	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	S	S	S	P
Electric Generation, Large-Scale	S															C	S	S	S	S	S	S
Electric Generation, Small-Scale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Public Utility Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

RESPONSE: The facility will be located on a parcel zoned RS20.

30.03.08.B.2 PUBLIC AND QUASI-PUBLIC USES, COMMUNICATION TOWER

2. Communication Tower
   i. Layout and Design
      (a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower taller than 80 feet shall be designed to accommodate at least 3 antenna arrays.

RESPONSE: The proposed facility complies with this requirement and is designed to accommodate 5 carriers.

      (b) Any facility that does not have permanent staff assigned to it shall meet the following standards:
         (1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.

RESPONSE: This provision does not apply to the proposed Facility as it does not exceed 40,000 square feet. The Applicant is proposing to install a communications facility within a 60' x 60' equipment compound (3,600 square feet), located within a 100' x 100' lease area granted to it by the BLM.

(2) Ground-level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from any area subject to §30.04.06, Residential Adjacency.

RESPONSE: The compound will be enclosed within an anti-climb chain link fence.

(c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.

RESPONSE: The monopole will be grey in a color with a galvanized finish.

(d) No tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.

RESPONSE: To provide for maximum collocation opportunities and to close the coverage gap for Verizon Wireless, the monopole will be 100' tall.

(e) Any tower shall meet the following setbacks:

(1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20 feet from any area subject to §30.04.06, Residential Adjacency.

RESPONSE: The monopole is not located within a public utility substation.

(2) Any tower not located within a public utility substation shall be 40 feet from any street.

RESPONSE: As measured from the edge of the antenna array, the monopole is setback more than 40 feet from the adjacent streets. See Attachment 4—Zoning Drawings.

(3) Any tower not located within a public utility substation shall be set back from any residential development on a separate property as follows:

(i) If the subject lot or parcel is less than 2.5 acres, the tower shall be set back 200% of the height of the tower.

(ii) If the subject lot or parcel is 2.5 acres or greater, the tower shall be set back 300% of the height of the tower.

(iii) However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.

RESPONSE: The property acreage exceeds 2.5 acres, so the required setback is 300'. In this case, the monopole is setback more than 300' from the residential development to the west. The distance from the edge of the antenna array to the residential property line exceeds 572'. See, Sheet A-1 of Zoning Drawings.

(4) Any tower shall maintain a minimum separation of 600 feet from another communications tower. Separations shall not apply to towers if designed to be stealth or located within a cluster of other towers.

RESPONSE: There are no communication towers within 600 feet of the proposed monopole.

ii. Performance Bond

(a) A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Director, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower, plus an additional 15% contingency and to restore the site including stabilization and revegetation as necessary.

(1) An estimate of the removal cost from a Clark County-licensed company experienced in contracting for removal of standard components shall accompany the bond.

(b) Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location.

(c) All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.

(d) If no bond is in place, or if the County cannot collect on a bond issued pursuant to this Section, the following procedure shall apply:

(1) Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower.

(2) If removal is not timely, the County may remove or cause the removal of the tower and associated components, and assess the costs of removal against the property, after notice and opportunity to be heard is provided as follows:

(i) Before taking such action, the County shall mail to the property owner a notice of the County's intent to do so.

(ii) The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a

hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense.

(iii) The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any associated components, and may assess the costs of removal, storage, and disposal against the property.

RESPONSE: A removal bond is in place as required by the BLM.

30.07.02 DEFINED TERMS

C. Communication Utility Building
A building used by a communication provider to house communication equipment such as, but not limited to, computer network servers, connections, and electronic cabling systems. This does not include communication antennas and towers or offices for permanent staff.

RESPONSE: The proposed structure within the compound meets the definition of a Communication Utility Building. The proposed structure will be a 40' x 20' (800 sq ft) CMU block wall utility building. It is designed to house the equipment from at least three separate wireless carries and is divided into 4 separate equipment rooms for this purpose.

General Requirements

30.06.05.B APPLICATION TYPES, DESIGN REVIEW

1. Purpose: Design Review is intended to ensure compliance with the development and design standards of this Title.

RESPONSE: The Applicant acknowledges the purpose of the Design Review process.

2. Procedure: Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:
   i. Pre-Submittal Conference: May be required per §30.06.03B, Pre-Submittal Conference.

RESPONSE: The Applicant will be scheduling the pre-submittal conference upon submittal of this application.

   ii. DR Review and Submittal
   (a) Standards for Acceptance: Design Review is required for the following or as otherwise specified in this Title, unless the Director, Commission, or Board determines such is not necessary:

(1) All new single-family attached residential construction;
(2) Initial non-single-family development with total building area of 25,000 square feet or more;
(3) Changes in previously approved uses or primary structures;
(4) When in conjunction with any other required application;
(5) Initial development located within a PF zoning district; or
(6) As determined by the Director.

RESPONSE: The Applicant has been advised that the Design Review applies.

iii. DR Analysis
(a) Standards for Approval
(1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

RESPONSE: As a critical communication Facility, the project is an essential infrastructure improvement serving the growing area and will provide communication services for personal, business, and emergency use. The Facility has been designed to be compatible with the adjacent development and will provide essential communication services for the convenience and public safety of the community.

(2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

RESPONSE: The design is consistent with similar types of essential infrastructure and design components have been incorporated to minimize the visual impact. The site meets the design and structural criteria as required by the applicable federal regulations.

(3) Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

RESPONSE: The Applicant is proposing an unmanned facility and as such it will not impact access or circulation. Once constructed, the Facility is expected to require no more than bi-monthly maintenance visits.

iv. DR Public Meeting(s) and Decision
(a) Required Public Notice. Mailed and Posted notice, plus:
(1) If a public hearing is required by the Commission, Board, or Director for a subsequent application, the notice shall require the Mailed Notice radius for Design Review, unless a larger mailed notice is required by the subsequent use/application type.

RESPONSE: The Applicant agrees to adhere to the applicable notice requirements.

(b) Hearing, Review, and Decision

(1) Recommending Entities. Government entities, public utilities, and Town Board, plus cities for projects of regional significance.

RESPONSE: The Applicant acknowledges this provision.

(2) Hearing. Public Hearing.

RESPONSE: The Applicant acknowledges this provision.

(3) Decision-Making Body. Commission, except Board for the following:
- (i) When required as a condition of approval of any final action by the Board;
- (ii) Those submitted in conjunction with, or in lieu of, another application requiring Board approval;
- (iii) Modifications to an application or development previously approved by the Board;
- (iv) Projects of Regional Significance;
- (v) Applications for development within a Historic Designation Overlay per §30.02.26D.4, Procedure for Review of New Construction, Alteration, and Demolition;
- (vi) Property requiring deed modification pursuant to the Cooperative Management Area Deed Modification Policy; and
- (vii) At the discretion of the Director.

RESPONSE: The Applicant acknowledges this provision.

(4) Expiration of Approval 2 years to commence, unless otherwise specified. When heard in conjunction with a Tentative Map, the expiration date shall match the corresponding application.

RESPONSE: The Applicant acknowledges this provision.

v. DR Post-Decision Actions

(a) Changes to Approved Plans: Any changes that cannot be accommodated through a Minor Deviation or Administrative Design Review shall require a Design Review, and/or a Waiver of Development Standards.

RESPONSE: The Applicant acknowledges this provision.

30.06.05.D APPLICATION TYPES, SPECIAL USE

1. Purpose
   i. Generally: The Special Use Permit procedure provides a mechanism for the County to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas.

RESPONSE: The Applicant acknowledges that the Department has advised that a Special Use Permit review is required.

   ii. UC Gaming Enterprise District

RESPONSE: This provision is not applicable to the project.

2. UC Procedure: Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:
   i. Pre-submittal Conference
   ii. May be required per §30.06.03B, Pre-Submittal Conference.
   iii. UC Review and Submittal
      (a) Standards for Acceptance: A Special Use Permit is required when specified in this Title. The following uses must comply with the listed standards:
         (1) Cannabis Establishment - ***NOT APPLICABLE***
         (2) Limitations on Expansion of Gaming Enterprise District - ***NOT APPLICABLE***
         (3) Neighborhood Casino - ***NOT APPLICABLE***
         (4) Monorail - ***NOT APPLICABLE***

RESPONSE: To the extent applicable, the Applicant acknowledges this provision.

   iv. UC Analysis
      (a) Standards for Approval: Requests shall be considered subject to Commission and/or Board discretion in consideration of the general standards for approval in §30.06.03D.7, General Standards for Approval, and the following specific standards:
         (1) Special uses shall not be permitted by right, but shall be considered on a case-by-case basis subject to the discretion of the Commission and/or Board in consideration of the Master Plan.

RESPONSE: To the extent applicable, the Applicant acknowledges this provision.

         (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

RESPONSE: The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development.

Wireless services and a robust wireless communications network further these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communication infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected Communities create certainty for residents, developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.

(3) The proposed 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

RESPONSE: The project will not cause adverse effects on adjacent properties. It is an unmanned infrastructure improvement that will enhance communications in the area. It will not affect the character, traffic, parking, public sites, rights of way, or other matters affecting public health, safety, and general welfare. As described above, the facility will improve public health by increasing access to services and enhance 911 and emergency response services.

(4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

RESPONSE: As an unmanned passive facility, it will not burden, increase or impact access to facilities or services.

(5) Cannabis Establishments - ***NOT APPLICABLE***
(6) Above-Ground Transmission Lines - ***NOT APPLICABLE***
(7) Expansion of Gaming Enterprise District - ***NOT APPLICABLE***

RESPONSE: Provisions (5), (6), and (7) are not applicable to this project.

v. UC Public Meeting(s) and Decisions
  (a) Required Public Notice Mailed and Posted notice, except for the following:
    (1) UC Gaming Enterprise District Expansion
    (2) Mailed notice with 2,500-foot radius, posted notice, and sign(s).
    (3) Neighborhood Casino

(4) Explosives, Hazardous Materials or Waste in Amounts Regulated by NRS and NAC
(5) Alcohol as Primary Use Outside a Gaming Enterprise District
(6) Redevelopment of Manufactured Home Park
(7) Signs per §30.06.03E.2.ii(d)(8).

RESPONSE: The Applicant acknowledges the above provision.

(b) Hearing, Review, and Decision
(1) Recommending Entities: Government entities, Town Board, plus:
i. For a Project of Regional Significance: Cities.
ii. For Explosives, Hazardous Materials or Waste: entities listed under NRS 278.147. - ***NOT APPLICABLE***

RESPONSE: The Applicant acknowledges the above provision.

(2) Hearing
(3) Public hearing required.

RESPONSE: The Applicant acknowledges the above provision.

(4) Expansion of Gaming Enterprise District - ***NOT APPLICABLE***
(5) Decision-Making Body
i. Commission, except for the following, when the recommendation of the Commission shall be forwarded to the Board for final decision:
a) Establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC and as required pursuant to 278.147.
b) Expand or establish Monorail.

RESPONSE: The Applicant acknowledges the above provision to the extent applicable to this project.

ii. Board for the following:
a) Development requiring a pre-submittal conference prior to submittal;
b) Expand the Gaming Enterprise District; ***NOT APPLICABLE***
c) Establish a heliport; ***NOT APPLICABLE***
d) Project of Regional Significance; ***NOT APPLICABLE***
e) Redeveloping manufactured home parks to a different use; ***NOT APPLICABLE***
f) Exotic or wild animals and inherently dangerous exotic or wild animals; ***NOT APPLICABLE***

g) Cannabis establishment; ***NOT APPLICABLE***
h) Transitional living facility for released offenders; ***NOT APPLICABLE***
i) Property requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy; ***NOT APPLICABLE***
j) A Special Use Permit request submitted in conjunction with, or in lieu of, another application requiring Board approval; and
k) At the discretion of the Director.

RESPONSE: The Applicant acknowledges the above provision to the extent applicable.

(6) Expiration of Approval: 2 years to commence, unless otherwise approved. When heard in conjunction with Tentative Map, the expiration date shall match the corresponding application.

RESPONSE: The Applicant acknowledges the above provision.

30.06.03 COMMON REVIEW PROCEDURES

D. General Standards of Analysis

7. General Standards for Approval

i. Consistency with Clark County Master Plan: The proposal is consistent with the Clark County Master Plan.

RESPONSE: The Master Plan Core Values include having a More Connected Clark County, a Diverse and Resilient Economy, and Predictable Growth and Development. Wireless services and a robust wireless communications network furthers these core values. Reliable high-speed connectivity enables the community's access to education, telehealth, emergency alerts, and social networks, strengthening civic engagement and public safety while reducing isolation. For businesses—ranging from small local startups to large employers—robust wireless infrastructure supports e-commerce, remote work, digital transactions, logistics, and innovation, helping diversify the economic base and attract new investment. Communication infrastructure ensures consistent coverage and network capacity, which enhances emergency response coordination and infrastructure reliability during peak demand or natural disasters. Connected communities create certainty for residents, developers, and investors alike, supporting orderly expansion, smart growth, and sustainable economic development.

ii. Compliance with This Title: The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.

RESPONSE: As demonstrated in this document and to the extent applicable, the proposal complies with the Standards provided for in this Title.

iii. Prior Approvals: The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

RESPONSE: To the extent applicable, the proposal complies with the above provision.

iv. Evidence of FAA Determination: Structures and/or uses subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B.2(i)(a)(1), require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation and/or is objectionable. A heliport, vertiport, airport, airstrip or aviation-flight use, requires written evidence from the FAA that the development has received a determination of no objection This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

RESPONSE: The Applicant is submitting documentation of the FAA Determination finding that the facility does not cause a hazard to airspace. See Attachment 7—FAA Determination of No Hazard.

E. General Public Meeting(s) and Decision

3. General Hearing, Review, and Decision

i. The application shall be subject to review, recommendation(s), hearing(s), and decision(s) as indicated in Table 30.06-1: Summary Table of Review Procedures.

RESPONSE: The Applicant acknowledges this provision.

ii. The applicant has the burden of proof to demonstrate compliance with the applicable standards of approval set forth in this Title.

RESPONSE: The Applicant acknowledges this provision.

iii. The decision-making body listed in Table 30.06-1: Summary Table of Review Procedures, shall have the authority to take final action. The Board shall take final action in place of the Commission for applications submitted in conjunction with another application requiring Board action.

RESPONSE: The Applicant acknowledges this provision.

iv. For Commission recommendations forwarded to the Board, the Board meeting shall occur no sooner than the second zoning agenda following Commission action.

RESPONSE: The Applicant acknowledges this provision.

v. The decision-making body considers the project, relevant supporting materials, staff report, recommendations from other reviewing bodies, and any evidence and public comments from the hearing if required.

RESPONSE: The Applicant acknowledges this provision.

vi. The decision-making body may approve, approve with conditions, or deny based on the applicable approval criteria.

RESPONSE: The Applicant acknowledges this provision and further states the Application is subject to the federal shot clock will applies to the time in which the application should be processed.

vii. The maximum density and intensity stated within a zoning district designation does not obligate the decision-making body to approve a development at the density or intensity proposed by an applicant, including up to the maximum. It shall be the obligation of the applicant to show, through sound land use planning practices and exceptional site and building design, that approval of a project at a proposed density or intensity is warranted.

RESPONSE: This proposal will not impact density or intensity of uses.

5. General Conditions of Approval

i. Any decision-making body may impose conditions necessary to meet the objectives of this Title and to mitigate potential adverse impacts of that development on the surrounding properties, communities, and streets.

RESPONSE: The Applicant acknowledges this provision.

ii. All conditions of approval shall be reasonably related to the anticipated impacts of the proposed use or development or based upon standards duly adopted by the County. Such conditions may include those necessary to carry out the purpose and intent of the Clark County Master Plan, other adopted County plans, and this Title.

RESPONSE: The Applicant acknowledges this provision.

iii. No conditions of approval shall be less restrictive than the requirements of this Title, except where the Code expressly allows otherwise.

RESPONSE: The Applicant acknowledges this provision.

iv. Any condition imposed by the Commission or Board designed to mitigate an adverse impact, even if the condition conflicts with any requirement of this Title, shall be granted without additional application, unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards).

RESPONSE: The Applicant acknowledges this provision.

v. Any condition imposed on a previously approved application may be waived or modified through approval of a Waiver of Conditions. The Commission may only waive or modify conditions imposed by the Commission; however, the Board may waive or modify conditions imposed by either body.

RESPONSE: The Applicant acknowledges this provision.

vi. If a prior approved application, or portion thereof, is expunged by a subsequent application approval, any prior conditions of approval shall also be considered expunged.

RESPONSE: The Applicant acknowledges this provision.

vii. A Development Agreement may be required to address:
   (a) Public facilities and/or infrastructure needs, including but not limited to transportation, fire and police protection, flood control and drainage, parks, and open space, trails system, schools, water and sewer services, related to the proposed development or the cumulative impact of the proposed development, or as identified in the PFNA or RISE report; or
   (b) The needs identified by the Southwest Las Vegas Valley PFNA Report.

RESPONSE: The Applicant acknowledges this provision.

viii. Conditions imposed on any application shall run with the land and be binding on the property owner and their successors

RESPONSE: The Applicant acknowledges this provision.

PUBLIC WORKS WAIVER OF DEVELOPMENT STANDARDS

1. PROJECT SUMMARY

The Applicant requests relief and a waiver from the Public Works comments that require public improvements. The requests fail to consider the project context, including the location and purpose of the facility. Most notably, the project is located on Bureau of

Land Management property and is an unmanned infrastructure facility — two characteristics that distinguish it from the types of developments for which such comments are typically intended. This facility is not designed to generate, attract, or accommodate pedestrian or vehicular traffic, and it would be inappropriate to design or condition it in a manner that does so. Imposing streetscape improvements, pedestrian connections, or the installation of light poles lacks a basis and a proportional nexus to the project purpose. As discussed below, the specific public improvements requested by Public Works constitute an unlawful exaction under applicable legal standards.

2. Public Works – Waiver of Development Standards

Waiver #1: Full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along the frontage of the site along Arnona Road per Uniform Standard Drawing 222.1.

- **Justification: As the project is located on undeveloped BLM property with no future developed planned for this area, offsite improvements such as sidewalks, curb, gutter, or streetlights would not be utilized or needed, have no nexus to the project purpose and the cost and scale of constructing these improvements is disproportionate to the development.**

Waiver #2: Commercial curb return driveway on Arnona Road per Uniform Standard Drawing 222.1.

- **Justification: The BLM grant authorizes only those improvements directly related to the installation and operation of the wireless facility, and any additional improvements beyond that scope — such as curb and gutter construction — are inconsistent with the terms and purpose of the grant. Moreover, requiring such improvements as a condition of project approval would constitute an unlawful exaction, as discussed in greater detail below.**

Waiver #3: Driveway width of 14 feet on Arnona Road where the minimum width of 36 feet is required per Uniform Standard Drawing 222.1.

- **Justification: The driveway width standard applied by Public Works is a design requirement intended to accommodate developments that generate significant vehicular traffic. As an unmanned wireless infrastructure facility that produces virtually no traffic, the basis for the request is unsupported. Applying this requirement that is designed to accommodate 2 lanes of traffic is disproportionate to the project's actual traffic impacts, and a waiver of this standard is appropriate. Furthermore, the facilitation of increased traffic to the site and the BLM land is inconsistent with the scope of the grant.**

Waiver #4: Departure distance of 129 feet on Arnona Road where the minimum distance of 190 feet is required per Uniform Standard Drawing 222.1.

- **Justification: Applicant has added the departure distance to the drawing but requests a waiver from compliance as the access route, per the terms of the BLM grant, is too close to Lake Mead Boulevard to meet the requirements. However, the lack of traffic would not warrant compliance.**

Waiver #5: Street landscaping pursuant to section 30.04.01D7 to the extent not exempted.

- **Justification: The Applicant has requested a waiver to install offsite improvements and similarly it requests a waiver from the street landscaping. As the project is located on undeveloped BLM property with no future developed planned for this area, street landscaping would have no nexus to the project purpose and the cost and scale of constructing these improvements is disproportionate to the development.**

3. UNLAWFUL EXACTIONS

Furthermore, the requests for curbs, gutters, bus shelters, streetlights and the like constitute exactions sought to offset the cost of a public improvement unrelated to the underlying permit that allows the installation of an unstaffed wireless communication facility.

Exactions must be balanced against the Fifth Amendment Takings Clause which guarantees just compensation when land is taken for public use and the related legal precedents established in *Nollan v. California Coastal Commission* (1987) and *Dolan v. City of Tigard* (1994). In *Nollan*, the Supreme Court held that there must be an "essential nexus" between the exaction imposed by a government entity and the legitimate state interest being pursued by the development approval. *Dolan* further refined this doctrine by adding the "rough proportionality" test, requiring that there be a reasonable relationship in scope between the exaction and the impact of the proposed development.

Given the scope and impact of the project, the requirement to install street improvements would be barred as unconstitutional. The proposed land use is an unmanned wireless communication facility expected to generate only a single trip with a single vehicle per quarter and will have no impact on pedestrian traffic. Applying these principles, requiring public improvements does not meet the "essential nexus" requirement because the development does not directly necessitate such improvements and is inconsistent with the project purpose. There is no relationship or nexus between an

unstaffed communication facility and the need for curb, gutters, or additional lighting. The requests also likewise fail the "rough proportionality" test because the scale and cost of installing the public improvements are disproportionate to the impact of the facility.

2. CONCLUSION

For all of the foregoing reasons, the Applicant seeks relief from and a waiver with respect to the comments addressed above. The project's location on BLM land, its unmanned and non-traffic-generating nature, and the lack of any rational nexus between the requested improvements and the project's actual impacts render these requests inappropriate. The Applicant respectfully requests that the County support the waiver requests and approve the project as presented.

09/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0467-PLATINUM MANAGEMENT GROUP 14, LLC:

USE PERMIT for retail use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking area landscaping; **3)** reduce and eliminate buffering and screening; **4)** allow modified parking requirements; **5)** allow attached sidewalks; and **6)** allow modified driveway geometrics.
DESIGN REVIEW for a retail building on 0.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay.

Generally located east of Pecos Road and south of Gowan Road within Sunrise Manor. WM/rr/cv (For possible action)

RELATED INFORMATION:

APN:
140-07-315-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce a portion of the landscape strip along Pecos Road to zero feet where a 10 foot minimum landscape strip shall be provided when an attached sidewalk is allowed to remain per Section 30.04.01D (a 100% reduction).
   b. Reduce a portion of a landscape strip along Gowan Road to zero feet where a 10 foot minimum landscape strip shall be provided when an attached sidewalk is allowed to remain per Section 30.04.01D (a 100% reduction).
2. Reduce the number of required landscape islands where one landscape island with large or medium trees shall be provided for every 6 parking spaces per Section 30.04.01D.8.
3. a. Allow a 6 foot high block wall where buffering and screening shall consist of an 8 feet high decorative screen wall is required along the east property line per Section 30.04.02C.
   b. Reduce the width of a landscape buffer along the east property line to a minimum of 6 feet where 15 feet is required per Section 30.04.02C (a 60% reduction).
4. Reduce the parking drive aisle width to 22 feet where 24 feet is the minimum width per Section 30.04.04H (an 8% reduction).
5. a. Allow an attached sidewalk to remain along Pecos Road where a detached sidewalk is required per Section 30.04.08C.
   b. Allow an attached sidewalk to remain along Gowan Road where a detached sidewalk is required per Section 30.04.08C.
6. a. Reduce throat depth along Pecos Road to 0 feet where 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 100% reduction).

DRAFT

b. Reduce the approach distance to the intersection of Pecos Road and Gowan Road to 31 feet where a minimum of 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 79% reduction).

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 3590 N. Pecos Road
- Site Acreage: 0.37
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,300
- Parking Required/Provided: 9/11
- Sustainability Required/Provided: 7/7.5

History & Site Plan
The subject site was previously approved for retail sales as a principal use via ZC-0215-15 along with several waivers. The zone change was made permanent; however, the retail sales were subject to several conditions, including one year to commence and review. Four extensions of time were granted between 2016 and 2023. In March 2025 the BCC approved UC-25-0223 for the subject site along with the parcel to the south to be developed as a convenience store with fuel pumps. The parcel to the south was also zoned IP via ZC-25-0022. With that approval, the use permit, waivers of development standards, and design review portions of ZC-0215-15 were expunged. However, now the convenience store and gas station are no longer moving forward. The site has an active building permit with a partly constructed building on the site. The applicant is planning on completing the construction as a retail building only.

The site plan indicates a building located on the eastern half of the site. A 39 foot wide driveway is provided along Pecos Road which accesses the parking area. The location and configuration of the driveway result in a reduced approach distance to the intersection and zero throat depth, which are the subject of a waiver. There are 11 parking spaces provided on the site. A portion of the drive aisle width is 22 feet between the accessible space and is the subject of a waiver request. A trash enclosure is located near the southwest corner of the site, and a loading space is located along the south side of the building. The site is bordered by an existing 6 foot CMU wall along the south and east property lines. An 8 foot decorative buffer wall is required along the east property line and is the subject of a waiver. A 7 foot wide concrete sidewalk is provided between the parking spaces and the front of the building.

Landscaping
The plan depicts 10 feet of landscaping adjacent to the Pecos Road attached sidewalk and Gowan Road attached sidewalk. A small portion of the northwest corner of the site has no landscaping due to a large spandrel for right-of-way and is the subject of a waiver request. The required

DRAFT

number of trees are provided along the Pecos Road and Gowan Road frontages. The landscape buffer width along the east side of the property is reduced, which is the subject of a waiver request. However, 2 rows of required evergreen trees are being provided in the buffer. Parking lot landscaping with the proper number of trees is provided, however, one landscape island is not provided where there are 7 parking spaces in a row along the front of the building. This is also the subject of a waiver request.

Elevations

The plans depict a single story retail building with a height of 20 feet. The main entrance of the retail building faces west and has storefront aluminum windows and decorative metal wall panels adjacent to the entrance. The building has an overhang over the north, west, and south sides of the building with smooth finish stucco along the facades. The roof is flat with parapets. The trash enclosure has split-face CMU walls with a smooth stucco finish to match the building.

Floor Plans

The plan depicts a 3,300 square foot building with a 2,557 square foot public mercantile area and 2 employee and storage areas and restrooms. There is one double door entrance and one single door entrance on the west side of the building. Access to a storage area at the rear of the building is provided by an entrance along the north side of the building.

Applicant's Justification

The layout of the site and existing improvements were approved in 2015 and are currently well into the construction phase. A subsequent approval for a convenience store and fuel pumps did not move forward and the site remains with the building and partial site improvements that were approved in 2015. Applicant requests to complete construction of the building, improve aesthetics of the area, and install additional landscaping for the site completion. The original approval under the previous Title 30 required more parking. With the reduction in parking to meet the Code, additional landscaping will be provided on site to provide the appropriate buffer to the existing residences to the east. This area has a unique blend of the uses with much of the residential being inconsistent with the Airport Environs as AE-75 does not permit any residential use. The zoning in the City of North Las Vegas includes C-1 west of the site and M-2 industrial to the northwest.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0023	Use permits, waivers of development standards, and a design review for retail and a gas station	Approved by BCC	March 2025
ET-23-400057 (ZC-0215-15)	Fourth extension of time for a retail building	Approved by BCC	July 2023
ET-20-400049 (ZC-0215-15)	Third extension of time for a retail building	Approved by BCC	July 2020
ET-18-400187 (ZC-0215-15)	Second extension of time for a retail building	Approved by BCC	October 2018
ZC-0215-15 (ET-0070-16)	First extension of time for a retail building	Approved by BCC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0215-15	Zone change from R-T to M-D zoning with a use permit, waivers of development standards, and a design review for a retail building	Approved by BCC	May 2015
ZC-0789-14	Zone change from R-T to M-D zoning for a convenience store	Withdrawn without prejudice	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-70) & (AE-75)	Single-family residential
South	Business Employment	IP (AE-75)	Single-family residential
East	Business Employment	RS5.2 (AE-75)	Single-family residential
West	City of North Las Vegas	C-1 (AE-75)	Retail stores & convenience 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
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.

The proposed retail use has been found to be appropriate at the proposed location as evidenced by previous approvals for retail on the site first in 2015 which was extended 4 times, and more recently in 2025. The use is compatible with the existing retail uses across Pecos Road within the City of North Las Vegas. Furthermore, retail would have less of an impact than certain industrial uses that would be allowed in the IP zone. Policy SM-2.4 of the Master Plan supports essential amenities and encourages development and growth of businesses in Sunrise Manor. Therefore, staff can support this request.

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

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The site plan shows the required number of trees along Pecos Road and Gowan Road, with a 10 foot wide landscape strip along most of the frontage on these roads. The area without landscaping is adjacent to a large spandrel dedication area for right-of-way and will not impact the appearance of this site from the street. There are 9 street trees provided where 7 trees are required along Gowan Road and Pecos Road. The waiver was also previously granted with UC-25-0223. Therefore, staff can support this request.

Waiver of Development Standards #2

The site plan shows 7 parking spaces in a row between the landscape islands where a maximum of 6 spaces is allowed. However, the number of trees is provided within the parking area, exceeds the requirement, and landscape islands are provided on each side of 4 parking spaces in a row along the south side of the property. Therefore, staff can support this request.

Waiver of Development Standards #3a & 3b

The applicant is proposing to keep the existing 6 foot high block wall along the east property lines without installing the required 8 foot high decorative buffer wall. The east property line will be adjacent to the back wall of the retail building for most of the property width. A landscape buffer with 2 rows of evergreen trees planted every 20 feet in each row is being provided, however, the width of the landscape buffer is reduced to accommodate the location of the existing building. The east property line wall is important to screen existing homes and should be an 8 foot high decorative wall per Code requirements, especially with the reduce buffer width. Staff does not object to the buffer reduction, which is the result of an already permitted building, however, it cannot support leaving a 6 foot high wall along the east property line.

Waiver of Development Standards #4

The site plan shows that the minimum width of the drive aisle is narrowed by 2 feet behind the van accessible space on the north side of the parking lot. This is a result of the location of the existing building and the need to provide a 20 foot long accessible parking space on a small site. Since an alternative accessible space location is not available, staff can 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 proposed site design and scale is compatible with the development in the area. The site is proposed to be landscaped with sufficient vegetation provided for street and parking area landscaping. The site includes one driveway on Pecos Road, which does not directly impact Gowan Road, which is primarily a residential street. The building design and compliance with

sustainability meet the design standards for materials, roof treatments and overhangs, and entry design. Policy SM-1.3 of the Master Plan supports corridor revitalization with a mixture of compatible in-fill. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Pecos Road and Gowan Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #6

Staff cannot support the reduction in throat depths or approach distances for the commercial driveways on Pecos Road. The proposed reductions create conflict points for vehicles entering and exiting the site and navigating the internal drive aisles. Additionally, increased traffic from nearby commercial centers and residential areas may further exacerbate movement conflicts at both driveways.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, # 2, #3b, and #4, and the design review; denial of waivers of development standards #3a, #5, and #6.

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 UC-25-0023;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Traffic study and compliance.

DRAFT

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and instructions for submitting a POC request are available on the District's website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PLATINUM MANAGEMENT GROUP 14, LLC
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100491
ASSESSOR PARCEL #(s): 140-07-315-001

PROPERTY ADDRESS/ CROSS STREETS: 3590 N. Pecos Road

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for retail as a principal use in an IP - Industrial Park zoning district with any associated waivers.

PROPERTY OWNER INFORMATION

NAME: Platinum Management Group 14 LLC
ADDRESS: 2820 Saint Dizier Drive
CITY: Henderson STATE: NV ZIP CODE: 89044
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Platinum Management Group - Rody Yousif
ADDRESS: 2820 Saint Dizier Drive
CITY: Henderson STATE: NV ZIP CODE: 89044
TELEPHONE: 702-249-5543 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrirut - Nancy Amundsen
ADDRESS: 5420 S. Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101
TELEPHONE: 702-598-1410 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

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

Property Owner (Signature)*	Rody Yousif Property Owner (Print)	June 10, 2026 Date

LAW OFFICE
Brown, Brown & Premsrirut
An Association of Professional Corporations
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL:
jbrown@brownlawlv.com

July 15, 2026

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

RE: Justification Letter – Special Use Permit, Waivers of Development Standards, Design Review
3590 N. Pecos Road – APR-26-100491
APN # 140-07-315-001

To Whom it May Concern:

This office represents the Applicant/Owner (Applicant) in the above-mentioned matter. The parcel was approved in 2015 (ZC-0215-15) for a zone change (to MD which now is IP-Industrial Park) and retail sales as a principal use with various waivers. The zone change was made permanent however the retail sales use was subject to several conditions, one being one year to commence and review. Extensions of time were granted for the retail sales as a principal use in 2016, 2018, 2020, and 2023. Currently, the retail sales building is under construction and had a May 25, 2025 review date (ET-23-400057).

Applicant obtained approval by the BCC on March 5, 2025 for this property along with the parcel to the south to be developed as a convenience store with fuel pumps. That was approved through ZC-25-0022 (for the parcel to the south) and UC-25-0023 (for both parcels). With that approval, the use permit, waivers of development standards, and design review portion of ZC-0215-15 were expunged. The convenience store with fuel pumps is not moving forward and with this application, UC-25-0023 is requested to be expunged.

At this time, the previous building under construction remains on the site. Due to issues with the initial contractor/builder, a lawsuit, and judicial decision in Applicant's favor, the building permit for the existing structure is currently valid and in effect.

This application is to allow the existing structure to be completed as a retail building. Since UC-25-0023 expunged everything related to ZC-0215-15 except the rezoning, Applicant is requesting a design review for the building under construction on the site, as well as associated waivers.

Special Use Permit

A retail use does not meet the standards in Section 30.03.06(G)(9)(i)(a) which would require retail as accessory to a primary use. This Special Use Permit would be to allow retail as a principal use.

Design Review

Retail building.

Waiver of Development Standards

- Reduce throat depth to 0-feet where the minimum requirement is 25 feet.
- Reduce approach distance to 31-feet where 150 feet is required per Uniform Standard Drawing 222.1.
- Waiver of Section 30.04.08(C)(5)(ii)(a) to allow attached sidewalk to remain where a detached sidewalk is required on Pecos Road and Gowan Road.
- Waiver of Section 30.04.03(C)(1)(i) to allow existing 6-foot wall to remain and not construct an 8-foot wall.
- Pursuant to Section 30.04.01(E), allow alternative design for landscaping at the intersection of Gowan and Pecos to not impact right-of-way or require non-standard improvements in the right-of-way. Or in the alternative, waive 30.04.01(D)(7)(ii) to allow required 10-foot landscape strip adjacent to attached sidewalk at the intersection to be eliminated as to not impact the existing right-of-way.
- Pursuant to Section 30.04.01(D)(8)(i), allow 7 parking spaces (1 handicap and 6 regular spaces) in a row between landscaping where a maximum of 6 parking spaces between landscape strips are permitted.
- Pursuant to Section 30.04.02(C0(1)(i) allow a varied buffer behind the existing building of 6 to 12 feet where 15 feet is required.

Justification

The layout of the site and the existing improvements were approved in 2015 and are currently well into the construction phase. A subsequent approval for a convenience store and fuel pumps did not move forward and the site remains with the building and partial site improvements that were approved in 2015. Applicant requests to complete construction of the building, improve the aesthetics of the area, and install additional landscaping for the site completion. The original approval was under the previous version of Title 30 which required more parking. With the reduction in parking to meet the Code, additional landscaping will be provided on site to provide the appropriate buffer to the existing residences to the east. The parcel to the south of this site is owned by Applicant and is currently zoned IP – Industrial Park.

This area of the County has a unique blend of uses with much of the residential being inconsistent with the Airport Environs as the AE-75 that does not permit any residential use. In addition, the AE-70 approximately 150 feet to the northeast at the closest point, only permits 2 residential units to an acre. To the northwest of the site is M-2 industrial in the City of North Las Vegas and to the west of the site is C-1, also in the City of North Las Vegas.

Thank you for your consideration on this matter,

Nancy Amundsen

Nancy Amundsen
Brown, Brown, Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

09/16/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0352-LOPEZ, BERNARDO RAMOS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow increased hardscape; **2)** allow modified driveway design standards; and **3)** alternative driveway geometrics on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor. TS/bb/cv (For possible action)

RELATED INFORMATION:

APN:
140-28-617-020

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase hardscape within the front and side yards to 100% where 60% is the maximum allowed per Section 30.04.01D (a 67% increase).
2. Reduce the driveway setback from the property line to zero feet where 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).
3. Increase the driveway width to 33 feet where 28 feet is required per Uniform Standard Drawing 222 (an 18% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 5842 Cinnabar Avenue
- Site Acreage: 0.27
- Project Type: Single-family residential

Site Plan
The site plan depicts a residential lot with a concrete driveway covering all 33 feet 4 inches of the lot frontage. The increase in driveway width and its associated dimension is the subject of the waiver requests. A 1,397 square foot single family home with attached garage is located on the northwest lot line. A 1,452 square foot detached garage is located along the east side of the lot, with a swimming pool and backyard area on the northern portion of the property.

DRAFT

Landscaping
No landscaping is shown in the front and side yards, aerial photos show that the applicant paved this entire area; therefore, a waiver for increased hardscape is required. Minimal landscaping is showing along the north and east property lines.

Elevations
The elevations depict a detached garage with 2 roll up doors located in the interior east side of the property. The plans show stucco siding and colors to match the existing home.

Applicant's Justification
The applicant states that the concrete was added to cover the front yard spaces in an effort to keep the backyard pool clean. The garage was on the property when the current owner purchased the home and is being improved to meet code standards.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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
Title 30 limits the maximum amount of hardscape to 60% to reduce the heat island effect and storm water run-off within Unincorporated Clark County. The addition of landscaping within the front yard and/or side yard would help the property become compliant with Title 30. The heat island effect is still abundantly present in hard surfaces, and the increased hardscape appears excessive. For these reasons, staff cannot support the request.

DRAFT

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to reduce driveway separation from the property line, as the reduction would decrease sight visibility and increase potential conflicts between vehicles and pedestrians.

Waiver of Development Standards #2

Staff cannot support the request to increase the residential driveway width and no hardship or special condition was shown that would justify exceeding the maximum allowed width. The wider driveway would exceed the maximum allowed width and create unnecessary pavement area that could lead to additional conflicts between vehicles and pedestrians.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

DRAFT

APPLICANT: CONSTRUCTION BY JUAN CRUZ
CONTACT: CONSTRUCTION BY JUAN CRUZ, 3516 REYNOLDS AVENUE, N. LAS VEGAS, NV 89030

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 140-28-617-090

PROPERTY ADDRESS/ CROSS STREETS: 5848 CANARIAS AVE 89110

DETAILED SUMMARY PROJECT DESCRIPTION

WE ARE REQUESTING A WAIVER FOR FRONT & SIDE YARD OF DETACHED SINGLE-FAMILY DWELLINGS TO HAVE MORE OF 60% OF HARDSCAPE. EXISTING METAL STRUCTURE TO BE BOOT STUCCO TO MATCH EXISTING HOUSE.

PROPERTY OWNER INFORMATION

NAME: BERNARDO RAMOS LOPEZ
ADDRESS: 5848 CANARIAS AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89110
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: CONSTRUCTION BY JUAN CRUZ
ADDRESS: 3516 REYNOLDS AVE
CITY: NORTH LAS VEGAS STATE: NV ZIP CODE: 89030 REF CONTACT ID #:
TELEPHONE: 7022480149 CELL: EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE
ADDRESS:
CITY: STATE: ZIP CODE: REF CONTACT ID #:
TELEPHONE: CELL: EMAIL:

*Correspondent will receive all communication on submitted application(s).

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

BERNARDO RAMOS — Property Owner (Signature)

BERNARDO RAMOS — Property Owner (Print)

01/22/2026 — Date

[illegible]

Construction by Juan Cruz

Metal Detached Garage

5842 Cinnabar

Las Vegas Nv, 89110

BD25-00933

APR25-100373

• Waiver of Development Standards to allow a property line to driveway distance of 0 feet; the minimum required distance is 6 feet per Uniform Standard Drawing 222.

• Waiver of Development Standards to allow a residential driveway width of 33 feet, 3.5 inches; the maximum is 28 feet per Uniform Standard Drawing 222.

The reason my client did the concrete is because he have the pool and it is difficult to keep it clean .

The garage was there when he move in to the property & he use the garage for parking & storage ,

He wasted to keep the garage & do it the right way

Juan Cruz

03/27/26

Juan Cruz

09/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0459-RICE MELODY A.:

ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:
140-20-610-056

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 5017 Holt Avenue
- Site Acreage: 0.89
- Existing Land Use: Existing house

Applicant's Justification
This request is a zone boundary amendment to IL (Industrial Light) zoning. The subject site is proposed for outdoor storage. According to the applicant, the project will be consistent and cohesive with the adjacent parcel to the east and compatible with the surrounding commercial and industrial development pattern in the general area. The site has frontage along Holt Avenue to the north and is approximately 0.89 acres.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM18 (AE-65)	Multi-family residential
South	Business Employment	CG	Undeveloped
East	Business Employment	IP (AE-65)	Undeveloped
West	Business Employment	RS20 (AE-65)	Single-family residential

DRAFT

Related Applications

Application Number	Request
WS-26-0460	Waiver of development standards and design review for outside storage 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 is compatible with the surrounding area. The request for IL zoning on the site is not compatible with the surrounding area. There are no other IL zoned properties in the immediate area. There are parcels located along this portion of Holt Avenue that are zoned IP, a less intense zoning district than the IL zone. The introduction of a more intense industrial zoning district on the site would adversely impact the adjacent single-family residence to the west and the residences farther west along Holt Avenue. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for IL zoning is not appropriate for this location.

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:

Fire Prevention Bureau
If approved:

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

DRAFT

APPLICANT: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

DRAFT

15

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100207
ASSESSOR PARCEL #(s): 140-20-610-056

PROPERTY ADDRESS/ CROSS STREETS: 5017 Holt Ave., Las Vegas, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

REZONE FROM RESIDENTIAL SINGLE-FAMILY 20 (RS20) TO INDUSTRIAL LIGHT (IL).

PROPERTY OWNER INFORMATION

NAME: Melody Rice
ADDRESS: 7276 Galloping Scout Court
CITY: Las Vegas STATE: NV ZIP CODE: 89131
TELEPHONE: 702-325-0991 CELL

APPLICANT INFORMATION (information must match online application)

NAME: ACG DESIGN
ADDRESS: 4310 Cameron St., Suite 12-A
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: 702-325-0991 CELL ACCELA REFERENCE CONTACT ID # 254242

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Wyn Dahlke
ADDRESS: 4310 Cameron St., Suite 12-A
CITY: Las Vegas STATE: Las Vegas ZIP CODE: 89103
TELEPHONE: CELL 702-523-0531 ACCELA REFERENCE CONTACT ID # 254242

*Correspondent will receive all project communication via the email entered in online application.

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

Melody Rice
Property Owner (Signature)*

MELODY RICE
Property Owner (Print)

3/18/2026
Date

ARCHITECTURAL CIVIL GROUP
www.ACG.design

June 25, 2026

Clark County Comprehensive Planning Department
500 S. Grand Central Pkwy.,
Las Vegas, NV 89155

5017 Holt Ave., Las Vegas, NV 89115
APN# 140-20-610-056

Zone Change Letter

To whom it may concern,

The proposed project is located at 5017 Holt Ave., Las Vegas, Nevada 89115 (APN: 140-20-610-056). The subject parcel is currently zoned Residential Single Family 20 (RS20) and is proposed to be rezoned to Industrial Light (IL) to accommodate an existing small crane company. It should be noted that the parcels to the east and south are zoned Commercial General (CG), supporting the compatibility of the proposed industrial use.

The proposed rezoning to Industrial Light (IL), will bring the site into greater conformance with surrounding land uses and improve operational functionality. The site will also be enhanced with new street landscaping. The project will be consistent and cohesive with the adjacent parcel to the east and compatible with the surrounding commercial and industrial development pattern.

Please let me know if you have any further questions.

Thank you,

Kerry Shahan, AIA
Architectural Civil Group, LLC.
Principal Architect
kshahan@acg.design
(702) 355-9638

09/16/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0460-RICE, MELODY A.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** buffering and screening; **3)** waive full off-site improvements; **4)** reduce driveway width; and **5)** reduce throat depth.
DESIGN REVIEW for an industrial yard with outdoor storage on 0.89 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Holt Avenue and west of Nellis Boulevard within Sunrise Manor. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:
140-20-610-056

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow outdoor storage in an area subject to Residential Adjacency Standards where not permitted per Section 30.04.06E.
2. Eliminate buffering and screening along west property line where buffering and screening shall consist of a 15-foot-wide landscape with an 8 foot high decorative screen wall per Section 30.04.02C.
3. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Holt Avenue where off-site improvements are required per Section 30.04.08C.
4. Reduce the proposed driveway width along Holt Avenue to 22 feet where a 32 foot minimum width is the standard per Uniform Standard Drawings 222.1 (a 32% reduction).
5. Reduce the driveway throat depth along Holt Avenue to 5 feet where 25 feet is the standard per Unform Standard Drawings 222.1 (an 80% reduction).

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 5017 Holt Avenue
- Site Acreage: 0.89
- Project Type: Outdoor storage
- Building Height (feet):8 (modular trailer)/8 (connex box)
- Square Feet: 1,795 (modular trailer)/1,791 (detached garage)/1,793 (structure)

- Parking Required/Provided: 6/6

Site Plan

The plans depict an existing parcel used for outdoor storage and is currently zoned and is proposed as an Industrial Light (IL) zone. Access is from Holt Avenue with one two-way driveway and access is controlled by a rolling gate. The site includes and existing manufactured building (trailer), Conex box, the existing office building, and a detached garage. Located on the northwest corner are 6 truck parking spaces dedicated to outdoor storage of commercial equipment. Along the east property line is an 8-foot-high CMU block wall. There is also an existing 6-foot-high CMU block wall located along the south and west property lines and will remain as is. Along Holt Avenue (north property line) there is an existing 6-foot-high CMU wall with an open wrought iron sliding gate to control access. All existing structures, CMU block walls, 22-foot-wide rolling gate, 3-foot-wide fence on-site are existing and to remain for this business.

Landscaping

The plans depict existing street landscaping along Holt Avenue with 4 trees and shrubs and along the south property line where there are 5 existing trees. No landscaping is proposed along the west property line where buffering and screening is required and is a requested waiver by the applicants and no landscaping is proposed along the eastern property line.

Elevations

The plans depict existing structures that will remain and include a Conex box and modular trailer as an office and 2 other detached structures as noted on the site plan. The modular trailer is 8 feet high with vertical wood paneling. The existing detached garage and structures will remain and used for storage of equipment associated with the business.

Floor Plans

The applicant states the conex box and other existing structures are for storage of equipment materials only. The modular trailer will be used as an administrative office for the business.

Applicant's Justification

The applicant states the property currently zoned Residential Single Family 20 (RS20) and is proposed to be rezoned to Industrial Light (IL) to accommodate an existing small crane company. The site operates strictly as a non-residential use with no on-site residents. The business employs a total of 6 employees, with typically 3 employees present on-site during operating hours of 8:00 AM to 4:00 PM, Monday through Friday. The project will be consistent and cohesive with the adjacent parcel to the east and compatible with the surrounding commercial and industrial development pattern.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Urban Neighborhood (greater than 18 du/ac)	RM18 (AE-65)	Multi-family residential
South	Business Employment	CG	Undeveloped

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP (AE-65)	Undeveloped
West	Business Employment	RS20 (AE-65)	Single family residence

Related Applications

Application Number	Request
ZC-26-0459	Zone change from RS to IL 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

Waiver 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 find that the proposed outdoor storage use is too intense for this site. The outdoor storage use is partially screened from Holt Avenue for some of their materials, however the remainder of the materials proposed being stored will be visible from the public right-of-way as well. Additionally, the outdoor storage area will be visible from the adjacent residential development directly to the west, and the applicant has not provided or proposed any visual mitigation. Outdoor storage is a heavily regulated use and is typically not encouraged adjacent to residential development due to the potential negative visual impact. For these reasons, staff cannot support these requests.

Waiver of Development Standards #2

Buffering and screening located between industrial uses and residential developments is essential due to the impact that higher intensity developments can have on lower intensity residential developments. The required 15-foot-wide landscape strip and 8 foot high decorative wall would assist in mitigating any potential impact this proposed use would have on the residential use to the west of this parcel. Staff finds the request to waive the required buffering and screening along the western property line is a self-imposed burden; therefore, recommends denial.

DRAFT

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 remains concerned about the potential impacts associated with this sites proximity to the adjacent residential property to the west without measures to reduce potential impacts associated with the proposed business and outdoor storage to mitigate these impacts. For these reasons, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support this request to not install full off-site improvements when there are existing full improvements on the east side of the site. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #4

Staff cannot support the request to allow the existing driveways to remain at the reduced width. The narrower design would continue to limit safe turning movements and create potential conflicts for vehicles entering and exiting the site.

Waiver of Development Standards #5

Since adequate throat depth is essential for safe site access, staff cannot support the request to reduce the required throat depth. The shortened distance would limit safe queuing and create potential conflicts as vehicles attempt to enter the site, increasing the likelihood of stacking into the right-of-way.

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 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

DRAFT

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

- Comply with previously approved drainage study;
- Gates to remain open during business hours.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

DRAFT