



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 16, 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 OF COUNTY COMMISSIONERS

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

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 2, 2026. (For possible action)
- IV. Approval of the Agenda for July 16, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and 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

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
- 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

08/05/26 BCC

- 4. **ET-26-400058 (DR-24-0038)-NORTH & NORTH BUSINESS CENTER, LLC:**
DESIGN REVIEW 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
- 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

- VII. General Business: None

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KEVIN SCHILLER, County Manager

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: July 30, 2026.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

July 2, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – Excused Dane Temasso-Planning Vivian Kalarski -Planning Commission Tie Segerblom-Commissioner
Secretary:	Jill Leiva	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of May 14, 2026 Minutes

Moved by: Mr. Williams

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for July 2, 2026

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: Commissioner Segerblom is hosting a “Summer Pool Park” at the Hollywood Aquatic Center on July 11th at 1pm

VI. Planning & Zoning

07/07/26 PC

1. UC-26-0299-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMITS for the following: 1) public utility structure and all associated and ancillary equipment; and 2) communication tower and all associated and ancillary equipment.

DESIGN REVIEWS for the following: 1) public utility structure and all associated and ancillary equipment; and 2) communication tower and all associated and ancillary equipment on a 1.0 acre portion of a 15.5 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/lm/kh (For possible action) 07/07/26 PC

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

2. WS-26-0304-FLORES-SOLIS ANTONIO & DEFLORES ROCIO DEL CARMEN ELENA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) increase retaining wall height in conjunction with a proposed single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Linden Avenue and east of Los Feliz Street within Sunrise Manor. TS/jl/kh (For possible action) 07/07/26 PC

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimously

3. PA-26-700022-CITY OF LAS VEGAS:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor. TS/gc (For possible action) 07/07/26 PC

Moved by: Mr. Barbeau

Action: Denied per staff recommendations

Vote: 2-1

4. ZC-26-0257-CITY OF LAS VEGAS:

HOLDOVER ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action) 07/07/26 PC

Moved by: Mr. Barbeau

Action: Denied per staff recommendations

Vote: 2-1

5. VS-26-0258-CITY OF LAS VEGAS:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/rg/cv (For possible action) 07/07/26 PC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

6. DR-26-0259-CITY OF LAS VEGAS:

HOLDOVER DESIGN REVIEW for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/rg/cv (For possible action) 07/07/26 PC

Moved by: Ms. Cosgrove

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

07/08/26 BCC

7. VS-26-0289-CITY OF LAS VEGAS:

VACATE AND ABANDON a portion of a right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/ji/kh (For possible action) 07/08/26 BCC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

8. WS-26-0288-CITY OF LAS VEGAS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate drainage study in conjunction with a proposed minor subdivision on 31.7 acres in a PF (Public Facility) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/ji/kh (For possible action) 07/08/26 BCC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

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KEVIN SCHILLER, County Manager

9. VS-26-0292-MGR PROPERTIES, LLC:

VACATE AND ABANDON a portion of a right-of-way being Glen Avenue located between Dalhart Avenue and McLaurine Avenue; a portion of a right-of-way being McLaurine Avenue located between Glen Avenue and Park Street; and a portion of a right-of-way being Dalhart Avenue located between Glen Avenue and Park Street within Sunrise Manor (description on file). TS/mh/kh (For possible action) 07/08/26 BCC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

10. UC-26-0291-MGR PROPERTIES, LLC:

USE PERMIT for an assisted living facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height (no longer needed); 2) allow non-decorative fence/walls (no longer needed); and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed assisted living facility on 1.49 acres in an IP (Industrial Park) Zone. Generally located south of Glen Avenue and west of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action) 07/08/26 BCC

Moved by: Ms. Cosgrove

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

11. ZC-26-0282-DUTTS REAL ESTATE HOLDING, LLC:

ZONE CHANGE to reclassify 0.88 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone.

Generally located south of Judson Avenue, west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk/kh (For possible action) 07/08/26 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

07/21/26 PC

12. 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 BCC

NO APPLICANT PRESENT HELD TO JULY 16, 2026 MEETING

13. WS-26-0317-SANTANA, JOSE GUADALUPE:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.43 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Radwick Drive and north of Whistler Ridge Avenue within Sunrise Manor. TS/rp/cv (For possible action) 07/21/26 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

07/22/26 BCC

14. AR-26-400056 (WS-24-0562)-BANK WELLS FARGO, NA:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce parking; 2) eliminate bicycle parking; 3) reduce street landscaping; 4) eliminate parking lot landscaping; 5) reduce gate setback; and 6) increase fence height.

DESIGN REVIEW for site modifications in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located south of Glen Avenue and north of Boulder Highway within Sunrise Manor. TS/rg/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

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KEVIN SCHILLER, County Manager

15. UC-26-0325-CALERO JOSE RAFAEL YANES & REINOSO LANY S FLEITES:

USE PERMIT to allow a daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) eliminate setback; 4) parking area design access; and 5) alternative driveway geometrics in conjunction with a proposed daycare on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located southwest of Consul Avenue and east of Caravelle Street within Sunrise Manor. TS/rp/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved

Vote: 3-0/Unanimously

16. WC-26-400035 (ZC-0239-05)-MUNOZ AMBROCIO & PETERSON HELEN:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) drainage study and compliance; 2) right-of-way dedication to include 30 feet for Ringe Lane; 3) right-of-way dedication to also include 40 feet for Alto Avenue; and 4) full off-sites for a previously approved outdoor storage facility on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor. MK/jam/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved with if approved conditions

Vote: 3-0/Unanimously

17. UC-26-0179-MUNOZ AMBROCIO & PETERSON HELEN:

USE PERMITS for the following: 1) outdoor storage and display; and 2) vehicle sales in APZ-1.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce setbacks; 3) allow a non-decorative fence; 4) increase fence height; 5) reduce driveway width; and 6) waive off-site improvements

DESIGN REVIEW for an existing outdoor storage and display and vehicle sales facility in conjunction with an existing vehicle tow yard on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor. MK/jam/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved with if approved conditions

Vote: 3-0/Unanimously

18. WS-26-0180-MUNOZ AMBROCIO & PETERSON HELEN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; and 2) waive off-site improvements.

DESIGN REVIEW for proposed vehicle maintenance or repair facility and outdoor storage and display on 2.82 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and west of Betty Lane within Sunrise Manor. MK/rp/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved with if approved conditions

Vote: 3-0/Unanimously

19. WS-26-0332-9 OF A KIND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce back of curb radius; and 2) modified private street sections in conjunction with a proposed single-family residential subdivision on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved with if approved conditions

Vote: 2-1

20. PUD-26-0329-9 OF A KIND, LLC:

PLANNED UNIT DEVELOPMENT for 337 single-family detached residential lots with modified development standards on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved with if approved conditions

Vote: 3-0/Unanimously

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KEVIN SCHILLER, County Manager

21. TM-26-500086-9 OF A KIND, LLC:

TENTATIVE MAP consisting of 337 single-family residential lots and 55 common lots on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor. TS/sd/cv (For possible action) 07/22/26 BCC

Moved by: Mr. Williams

Action: Approved with if approved conditions

Vote: 2-1

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 16, 2026

X. Adjournment
The meeting was adjourned at 8:50pm

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

140-33-112-023

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear setback for an existing accessory structure (Shed A) to 2 feet where a minimum of 5 feet is required per Section 30.02.06B (a 60% reduction).
 - b. Reduce the rear setback for an existing accessory structure (Shed B) to 2 feet where a minimum of 5 feet is required per Section 30.02.06B (a 60% reduction).
 - c. Reduce the rear setback for an existing detached shade structure (Patio Cover #2) to 2 feet where a minimum of 5 feet is required per Section 30.02.06B (a 60% reduction).
 - d. Reduce the side setback for an existing detached shade structure (Patio Cover #2) to 2 feet where a minimum of 5 feet is required per Section 30.02.06B (a 60% reduction).
2.
 - a. Reduce the building separation between Shed A and Shed B to 2 feet where 6 feet is required per Section 30.02.04 (a 66% reduction).
 - b. Reduce the building separation between Shed A and the chicken run to 5 feet where 6 feet is required per Section 30.02.04 (a 16% reduction).
 - c. Reduce the building separation between the chicken coop and the single-family residence to 5 feet where 6 feet is required per Section 30.02.04 (a 16% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 620 Wind River Drive

- Site Acreage: 0.17
- Project Type: Livestock small, setback, and separation
- Building Height (feet): 6 (Shed A & B)/10 (Patio Cover #2 & Chicken Coop)
- Square Feet: 100 (Shed A)/ 60 (Shed B)/324 (Patio Cover #2)/100 (Chicken Coop)

Site Plan

The plan shows a single-family residence with access from Wind River Drive to the west. A chicken coop is located within the rear yard and in the northeast corner of the house, set back 5 feet from the north (side interior) property line and 2 feet from the east (rear) property line.

Two sheds (Shed A and Shed B) are also located in the northeast portion of the lot. Shed A is set back 2 feet from the east (rear) property line and 5 feet from the north property line. Shed B is 2 feet south of Shed A and 2 feet from the rear property line.

Patio Cover #2 is located near the southeast corner, set back 2 feet from both the south (side) and the east (rear) property lines, and is 6 feet from Patio Cover #1, which is an existing patio cover attached to the rear of the home.

Landscaping

Landscaping is not a part of this request.

Elevations

The photo depicts Shed A and Shed B, each constructed of metal and measuring 6 feet in height. Patio Cover #2 is a metal structure with an overall height of 10 feet. The wooden chicken coop is also depicted with a height of 10 feet.

Floor Plans

The plan depicts Shed A at 100 square feet, Shed B at 60 square feet, a detached patio cover totaling 324 square feet, and a chicken coop measuring 100 square feet in area.

Applicant's Justification

The applicant requests approval for a small livestock use permit to keep chickens on the property. The applicant states that the chickens are housed in a secure rear-yard coop and enclosed run, kept clean, and supplied with proper food, water, shade, and cooling during warmer months. Food is stored in rodent proof containers, and the chickens do not roam freely on the property. The applicant states that keeping chickens supports household food production, teaches their homeschooled children responsibility and sustainability, and provides eggs for the family and neighbors. The applicant also states there are 13 chickens and one rooster, and the rooster has not caused disturbances. The justification references small livestock standards; however, the property does not meet the required 10,000 square foot minimum lot size.

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)

CE25-14100 is an active violation for outdoor storage and agricultural animals

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 applicant is requesting a use permit for small livestock. Staff's primary concern with this request is ensuring compatibility with the surrounding residential uses. Agricultural livestock is not compatible with the established neighborhood. In addition, the lot size is significantly smaller than what is typically considered appropriate for keeping livestock, which increases the likelihood that the use would negatively impact nearby homes. The number of chickens proposed further intensifies these concerns, as noise and odor can easily travel beyond the property boundaries in a compact residential setting. These impacts would be especially difficult to mitigate given the limited space available for adequate setbacks, sanitation, and buffering. Therefore, staff cannot support this application.

Waivers of Development Standards #1 & #2

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 the request to reduce setbacks and the building separation for the existing sheds, patio cover and chicken coop is a self-imposed hardship, and the applicant has not provided a compelling justification demonstrating why the existing structures could not be built or moved to comply with Title 30 development standard. Having those structures with reduced setbacks will negatively impact the adjacent properties and the neighborhood. Setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Therefore, staff cannot support these requests.

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:

- Outdoor storage to be removed prior to building permit issuance;
- 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 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: VICTOR A. MARTINEZ

CONTACT: VICTOR MARTINEZ, 620 WIND RIVER DRIVE, LAS VEGAS, NV 89110

To Clark County Department Comprehensive Planning

We are writing to formally request a Special Use Permit for chickens, allowing residents to keep and continue caring for 13 hens in urban areas and 7000 sq ft located at 620 Wind River Dr. No public utilities or public services for small livestock in the backyard will be needed. We assure you that approving our proposal request will not negatively impact our adjacent properties and surrounding neighbors.

Requesting for the following- Special Use Permit, to allow small livestock (chickens) on a 7,000 sq. ft. lot where 10,000 sq. ft. is required per section 30.03.04A.15. As well as a use permit to allow 13 small livestock where 10 is the maximum per section 30.03.04A.15

Title 30

30.01.04(A)(2) Setbacks, 30.03.01 (B)(7) Agricultural Animals, 30.03.01(C) (1) Outside Storage prohibited in residential zones.

CE24-32510

Chickens themselves do not have a foul odor. Any possible odor would come from their droppings. Fifteen hens generate less manure than two medium size dogs. Chicken droppings represent an excellent source of free organic fertilizer when composted.

Unsanitary conditions can result in a buildup of ammonia in large-scale operations, which is why commercial facilities often smell. The foul ammonia smell is not an issue in small backyard flocks.

Chickens are not messy; their "run" can easily be maintained. They are quiet birds; only roosters are loud in the early morning. We have placed a collar on our rooster to prevent crowing.

Chickens do not pose a public health risk; bird flu is spread only by contact with the contaminated feces of wild migratory waterfowl. The key issues are sanitation and contact with wild birds.

Unlike rural farm birds, which might co-mingle with migratory birds or drink from a shared pond, backyard chickens are contained in an enclosure and provided with water.

Our house is in a community with backyard chickens, which is compatible with the neighborhood's character and enhances the sense of community and shared responsibility. Many of our neighbors are hardworking and like to provide for themselves, their neighbors, and their community.

The chickens have a wooden chicken run covered in chicken wire and shade. The chicken run/coop is located in the rear of the property. We are committed to keeping all premises on which the hens are clean from filth. All grain and food to feed the chickens are stored in a rodent-proof container. The chickens do not roam freely in the backyard or front yard, ensuring their safety and the cleanliness of our property.

Our chickens' needs are well taken care of. They have a water cooler inside the enclosure that provides them with clean water as they need it. They also have feeding trays inside their chicken run for their grains and food. During the spring and summer, they are provided with water misters to help them stay cool, ensuring their comfort and health.

Their coop is kept clean and is closed at dusk to keep them safe during the night; at dawn, they are let out for the day. The door to the coop stays open during the day. However, the chicken run is closed at all times for their safety.

By approving the special use permit for chickens in a 7000 sq ft area, you will not only allow us to grow and provide some of our food but also contribute to mitigating the high rise in food prices. This will enable us to continue to teach our homeschooled children about discipline, responsibility, and living a greener and more sustainable lifestyle while trying to reduce our carbon footprint. Where food comes from, something our dogs cannot. Approving our request provides an educational opportunity. Approving the permit will enable us to continue caring for the backyard chickens we have invested time, money, and dedication over the last year. The chickens have become part of our family.

Approving our request will continue to be harmonious to our community/ neighborhood because our rooster does not disturb our neighbors, and our hens can continue providing fresh eggs to our neighbors and family.

15. Livestock, Small

RS10 and RS5.2 Districts

Small livestock shall be permissible within the Nonurban Area subject to the following standards:

[a] Small livestock must be in conjunction with a residential primary use.

[b] Shall be on a lot of at least 10,000 sq ft.

[c] Ten small livestock are permissible per property, not to exceed 5 roosters per breed.

08/04/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

List on file

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 5 spaces where 8 are required per Table 30.04-2 (a 37.5% reduction).
2. Allow accessory outdoor storage where not permissible where residential adjacency standards apply per Section 30.04.06E.
3. Allow an existing 6 foot high screen wall along the east property line to remain where an 8 foot high decorative wall is required for buffering and screening per Section 30.04.02C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2522 Abels Lane
- Site Acreage: 0.5 acres within a 13.57 total acre site
- Project Type: Manufacturing, light with outdoor storage and site modifications
- Number of Stories: 1
- Square Feet: 7,710
- Parking Required/Provided: 8/5

Site Plan

The site consists of an existing office/warehouse building that is part of an overall industrial complex consisting of 26 buildings. The proposed business will be light assembly and repair of auto parts (manufacturing, light per Title 30). The subject parcel 140-17-410-009 is located on the southern portion of the industrial complex, and the existing building is centrally located on the parcel. The site plan shows 5 parking spaces in the front (west) of the building including an ADA space, where 8 spaces are required, thus necessitating a waiver. Access to the site is from Abels Lane via an existing driveway to the west of the parcel. Cross access also exists throughout the entire complex. An existing manufactured home park shares the east property line. The outdoor storage area located east of the building features multiple rows of outdoor storage along the rear of the site. The outdoor storage space is arranged in multiple metal containers, providing walkways that range from 4 feet to 5 feet wide, and a 7-foot separation to the rear wall along the east property line.

A use permit is required for the proposed manufacturing, light because this use is not 200 feet from any nonindustrial use to the east; and is within 600 feet of any area subject to Residential Adjacency. In addition, a use permit for outdoor storage is required if the site is not properly screened with an 8 foot high screened fence or wall.

Landscaping

Landscaping exists along the street, the front parking lot, and the rear property line. The applicant stated that there is currently an existing blue Italian cypress, several well-established pyracantha trees, and a weeping fig tree. No other changes to the existing landscaping are proposed with this request.

Elevations and Floor Plan

The photos show an existing building consisting of clay-colored CMU blocks and concrete panels. The entrance and an existing roll-up door are depicted on the front (west) elevation facing Abels Street. A roll-up door also exists on the east elevation facing the rear outdoor storage area. The floor plan depicts an existing 7,710 square foot building consisting of office and warehouse areas.

Applicant's Justification

The applicant states the use consists of remanufacturing automotive steering components such as steering gear boxes, steering rack and pinions, and steering pumps. The applicant states that the operations are entirely within the existing warehouse building, and due to operational necessity, the rear of the site was dedicated to store specialized skid boxes containing rack, pinion, and gear box cores. The applicant also states that the rear yard is completely close to the public, and that material handling is limited to occasional forklifts strictly during daytime business hours, minimizing noise impacts on the surrounding area.

The applicant states that the reduced parking spaces accurately reflect the actual operational demand, because the business offers delivery services, therefore customers rarely visit the shop. The applicant believes that the 8 front parking spaces are sufficient to accommodate the standard employee shift and occasionally delivery vendors without causing any overflow onto Abels Lane. Per the applicant the requested parking reduction and conversion of the rear yard to

dedicated outdoor storage will not alter the character of the neighborhood, impair public safety or overload public right of ways. Rather it allows an established local business to maximize its operational efficiency within its property bounds.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0271	Use permit to allow manufacturing and vehicle repair - expired	Approved by PC	June 2019
TM-0184-05	Tentative map for 1 industrial lot	Approved by PC	September 2005
WS-1564-00	Waiver of development standards for a proposed office/warehouse complex	Approved by PC	December 2000
ET-0253-99 (ZC-0702-97)	First extension of time for ZC-0702-97	Approved by BCC	August 1999
ZC-0702-97	Zone change to M-1 zoning for an industrial subdivision, warehouses, and outdoor storage	Approved by BCC	July 1997

*Additional land use applications have been approved on this site and throughout the complex.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-75 & APZ-2)	Office/warehouse complexes
Sout	Business Employment	IL & IP (AE-65, AE-70, & APZ-2)	Office/warehouse with outdoor storage
East	Business Employment	RS5.2, IP, & IL (AE-70, AE-75, & APZ-2)	Manufactured home park, industrial development with outdoor storage
West	Business Employment	IP (AE-70, AE-75, & APZ-2)	Office/warehouse & outdoor storage

Related Applications

Application Number	Request
WC-26-400064 (WS-1564-00)	Waiver of conditions of a waiver of development standards 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.

Use Permits #1

Staff finds similar uses to manufacturing, light have been approved within this location and the immediate area with no known impacts. Such factors in reviewing uses in the APZ-2 zone include number of people, density, and intensity of the use. The proposed business will be limited in the number of employees and will conduct limited business with the general publics that may attract customers to the site, which is consistent with policies for uses in the APZ-2 zone. However, since the waivers of development standards cannot be supported, staff also cannot support this request.

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

The applicant requests a waiver to allow 5 parking spaces where 8 spaces are required under Title 30. The increase in operations with the proposed outdoor storage area changes how the site is used. Although the applicant provides 5 parking spaces, the required amount is 8 parking spaces. This limited number of on-site parking may result in unauthorized overflow parking on adjacent public streets creating potential issues. Therefore, staff does not support this request.

Use Permit #2 & Waiver of Development Standards #2

Staff finds that although the proposed outdoor storage will be screened from the adjacent residential use to the east by an existing reduced wall and landscaping, the proximity to the manufactured home park makes the use inappropriate for the site. This close proximity raises significant concerns regarding visual and operational incompatibility. Therefore, staff cannot support the requested use permit and the waiver of development standards to allow outdoor storage adjacent to a residential use.

Waiver of Development Standards #3

The applicant is proposing to eliminate the Title 30 buffering and screening requirements of an 8 foot high decorative screen wall and keep the existing 6 foot high block wall. The provision of

buffering and screening would help mitigate the impact of outdoor storage on the adjacent residential property. The applicant has not provided a compelling justification as to why the required 8 foot high decorative block cannot be installed, nor proposed a suitable alternative to minimize the potential adverse effects. For these reasons, staff cannot support this request.

Design Review

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

Staff finds that the request for outdoor storage and associated waivers of development standards will likely have adverse effects on the residences to the east of the site. The request relies on approval of waivers and a use permit, which staff does not support. Staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and 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 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)

- 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: ARMANDO MORALES

CONTACT: ARMANDO MORALES, MB AUTOMOTIVE, 2522 ABELS LANE, LAS VEGAS, NV 89115



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101834

ASSESSOR PARCEL #(s): 140-17-410-009

PROPERTY ADDRESS/ CROSS STREETS: CAREY AND ABELS LN

DETAILED SUMMARY PROJECT DESCRIPTION

1. NEW LAND USE APPLICATION TO REPLACE EXPIRED PERMIT UC-19-0271 FOR CONTINUED OPERATION OF MB AUTOMOTIVE.
2. SPECIAL USE PERMIT TO ALLOW LIGHT MANUFACTURING AND UNSCREENED OUTDOOR STORAGE ADJACENT TO A LESS INTENSE MANUFACTURED HOME PARK.
3. DESIGN REVIEW: TO REVIEW THE LAYOUT OF THE OUTDOOR STORAGE AREA AND EXISTING/PROPOSED STRUCTURES AS SHOWN ON THE SUBMITTED SITE PLAN.
4. WAIVER OF CONDITIONS FOR WS-1564-00, PLANT ADDITIONAL TREES.
5. WAIVER TO REDUCE PARKING.

PROPERTY OWNER INFORMATION

NAME: AJMM HOLDINGS, LLC

ADDRESS: 42 E VICTORY RD

CITY: HENDERSON

STATE: NV

ZIP CODE: 89015

TELEPHONE: 7025641639

CELL

APPLICANT INFORMATION (information must match online application)

NAME: ARMANDO MORALES

ADDRESS: 2522 ABELS LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89115

TELEPHONE: 7025641639

CELL 702-218-0648

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ARMANDO MORALES

ADDRESS: 2522 ABELS LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89115

TELEPHONE: 7025641639

CELL 702-218-0648

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 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.

Armando Morales
Property Owner (Signature)*

AJMM HOLDINGS LLC

Property Owner (Print)

6/11/2026

Date

JUSTIFICATION LETTER WAIVER OF CONDITIONS – CONDITIONS OF WS-1564-00

Date: June 11, 2026

MB AUTOMOTIVE

2522 ABELS LN

LAS VEGAS, NV 89115

We are writing to explain the current landscaping at property MB AUTOMOTIVE located 2522 ABELS LN, LAS VEGAS, NV 89115 and to ask for permission to keep it exactly the way it is.

Right now, yard has one healthy blue Italian cypress tree and several well-established Pyracantha plants, weeping fig tree/Indian laurel fig Ficus benjamina plants that create a great privacy screen.

This landscaping is located along the back of the building along the block wall where the original trees were supposed to go.

We originally followed the rules and planted Italian cypress trees every 5 feet per conditions from WS-1564-00. However, a major irrigation issue caused almost all of them to die off except for one. To fix the bare spots, our landscaper replaced the dead trees with pyracantha, weeping fig trees.

We are requesting to keep the current pyracantha and single cypress as is because digging up these thriving healthy plants just to try replanting Italian cypresses again will likely kill the new plants. The pyracantha plants are doing great and are already doing the job of keeping the area green and private.

We appreciate your time, understanding and consideration in allowing our established landscape to remain in place. Please see the attached separate sheet containing photos of the current landscaping.

Respectfully,

Armando Morales

Managing member

MB Automotive

JUSTIFICATION LETTER – COMPREHENSIVE PLANNING LAND USE

DATE: JUNE 11, 2026

PROPERTY ADDRESS: 2522 ABELS LN, LAS VEGAS, NV 89115

PARCEL ID: 140-17-410-009

APR-25-101834

JUSTIFIED REQUEST FOR USE PERMIT WAIVER OF STANDARDS (PARKING REDUCTION) AND DESIGN REVIEW FOR OUTSIDE STORAGE

This letter is in support of a land use permit application for the property located at 2522 Abels Ln, Las Vegas, NV 89115. MB Automotive specializes in the remanufacturing of automotive steering components such as steering gear boxes, steering rack and pinions, and steering pumps. Our operations are entirely within the existing warehouse building, operating Monday through Friday during normal business hours from 7:00 am to 4:30 pm.

Waiver of Development Standards--Request for Parking Reduction (Section 30.04.04)

The original approved site blueprints designated a total of 8 parking stalls, which includes spaces allocated in the rear yard of the building. We formally request a Waiver of Standards to reduce the required-on-site parking from eight spaces down to five spaces.

These 5 remaining spaces are fully established in the front of the building. This reduced count accurately reflects our actual operational demand. Because we offer delivery services, customers rarely visit our shop. The five front parking stalls are entirely sufficient to accommodate our standard employee shift and occasionally delivery vendors without causing any overflow onto Abels Lane.

Special Use Permit and Design Review to allow outdoor storage and manufacturing in IL (APZ-2) Zone

Justification for Rear Yard Outside Storage per 30.04.06E (PRIOR LAND USE ZC-0702-97)

As a result, the rear yard is not utilized for vehicular parking. Instead, we request a design review to formally designate this rear footprint as a secured outside storage yard for necessary inventory.

- **Operational necessity:** we require this dedicated space to store specialized skid boxes containing rack and pinion and gear box cores. Maintaining this outdoor storage is critical to our supply chain efficiency, allowing us to maximize the internal warehouse square footage exclusively for our primary remanufacturing and assembly operations.

- **Site and safety impacts:** The rear yard is completely close off to the public. Clients do not access this area, and employees do not use it as a break space.
- **Equipment noise and frequency:** Material handling is limited to occasional forklift movement when sorting parts or rotating core stock. Forklift utilization occurs strictly during daytime business hours, does not happen daily, and generates negligible noise impact on the surrounding industrial area.
- The requested parking reduction and conversion of the rear yard to dedicated storage will not alter the character of the neighborhood, impair public safety or overload public right of ways. Rather it allows an established local business to maximize its operational efficiency within its property bounds.

We respectfully request your approval of this waiver of standards and design review. Thank you for your consideration and assistance with this application.

Respectfully,
Armando Morales
Managing member
MB Automotive

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

140-17-410-009

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2522 Abels Lane
- Site Acreage: 0.5
- Project Type: Manufacturing, light with outdoor storage and site modifications
- Number of Stories: 1
- Square Feet: 7,710
- Parking Required/Provided: 8/5

Site Plan & Request

The site consists of an existing office/warehouse building that is part of an overall industrial complex consisting of 26 buildings. The proposed business will be light assembly and repair of auto parts (manufacturing, light per Title 30). The subject parcel 140-17-410-009 is located on the southern portion of the industrial complex, and the existing building is centrally located on the parcel. The site plan shows 5 parking spaces in the front including an ADA space, where 8 spaces are required. Access to the site is from Abels Lane via an existing driveway to the west of the parcel. Cross access also exists throughout the entire complex. An existing manufactured home park shares the east property line, 245 feet from the front door of the business.

Landscaping

Landscaping exists along the street, the front parking lot, and the rear property line. The applicant states that there is existing blue Italian cypress, several well-established pyracantha

trees, and a weeping fig tree. The applicant requests to waive the condition of approval under WS-1564-00 which requires 24-inch box cypress trees every 5 feet. No other changes to the existing landscaping are proposed with this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-1564-00:

- Subject to minimum 3 foot wide landscaping strip; 24 inch box cypress trees every 5 feet; landscaping to be maintained by a property association; compliance with ZC-0702-97; all applicable standard conditions for this application type. Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

Applicant's Justification

Per the applicant's justification letter, this condition was originally met, however due to an irrigation issue all but one tree died, and the landscaper replaced the dead trees with Pyracantha and Weeping fig trees. The applicant requests to keep the existing plants, as removing them to attempt replanting Italian cypresses would likely result in the new plants dying. The pyracantha are healthy and already effectively providing greenery and privacy in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0271	Use permit to allow manufacturing and vehicle repair - expired	Approved by PC	June 2019
TM-0184-05	Tentative map for 1 industrial lot	Approved by PC	September 2005
WS-1564-00	Waiver of development standards for a proposed office/warehouse complex	Approved by PC	December 2000
ET-0253-99 (ZC-0702-97)	First extension of time of a zone change for an industrial subdivision, warehouses, and outdoor storage	Approved by BCC	August 1999
ZC-0702-97	Zone change to M-1 zoning for an industrial subdivision, warehouses, and outdoor storage	Approved by BCC	July 1997

*Additional land use applications have been approved on this site and throughout the complex.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-75 & APZ-2)	Office/warehouse complexes
Sout	Business Employment	IL & IP (AE-65, AE-70, & APZ-2)	Office/warehouse with outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	RS5.2, IP, & IL (AE-70, AE-75, & APZ-2)	Manufactured home park, industrial development with outdoor storage
West	Business Employment	IP (AE-70, AE-75, & APZ-2)	Office/warehouse & outdoor storage

Related Applications

Application Number	Request
UC-26-0349	Use permits, waivers of development standards, and a design review for manufacturing, light and outdoor storage 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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. Staff finds that the proximity to the manufactured home park raises significant concerns regarding visual and operational incompatibility. Application approval for WS-1564-00 was subject to a minimum 3 foot wide landscaping strip, with 24-inch box cypress trees to be planted every 5 feet along the east property line adjacent to a manufactured home park. The applicant's request to keep the current Pyracantha and Single Cypress in lieu of planting the required cypress trees does not meet the intent of the development code. Per Title 30, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff. Staff does not support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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 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:

PROTEST:

APPLICANT: ARMANDO MORALES

CONTACT: ARMANDO MORALES, MB AUTOMOTIVE, 2522 ABELS LANE, LAS VEGAS, NV 89115



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101834

ASSESSOR PARCEL #(s): 140-17-410-009

PROPERTY ADDRESS/ CROSS STREETS: CAREY AND ABELS LN

DETAILED SUMMARY PROJECT DESCRIPTION

1. NEW LAND USE APPLICATION TO REPLACE EXPIRED PERMIT UC-19-0271 FOR CONTINUED OPERATION OF MB AUTOMOTIVE.
2. SPECIAL USE PERMIT TO ALLOW LIGHT MANUFACTURING AND UNSCREENED OUTDOOR STORAGE ADJACENT TO A LESS INTENSE MANUFACTURED HOME PARK.
3. DESIGN REVIEW: TO REVIEW THE LAYOUT OF THE OUTDOOR STORAGE AREA AND EXISTING/PROPOSED STRUCTURES AS SHOWN ON THE SUBMITTED SITE PLAN.
4. WAIVER OF CONDITIONS FOR WS-1564-00, PLANT ADDITIONAL TREES.
5. WAIVER TO REDUCE PARKING.

PROPERTY OWNER INFORMATION

NAME: AJMM HOLDINGS, LLC

ADDRESS: 42 E VICTORY RD

CITY: HENDERSON

STATE: NV

ZIP CODE: 89015

TELEPHONE: 7025641639

CELL

APPLICANT INFORMATION (information must match online application)

NAME: ARMANDO MORALES

ADDRESS: 2522 ABELS LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89115

TELEPHONE: 7025641639

CELL 702-218-0648

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ARMANDO MORALES

ADDRESS: 2522 ABELS LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89115

TELEPHONE: 7025641639

CELL 702-218-0648

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.

Armando Morales
Property Owner (Signature)

AJMM HOLDINGS LLC

Property Owner (Print)

6/11/2026

Date

JUSTIFICATION LETTER – COMPREHENSIVE PLANNING LAND USE

DATE: JUNE 11, 2026

PROPERTY ADDRESS: 2522 ABELS LN, LAS VEGAS, NV 89115

PARCEL ID: 140-17-410-009

APR-25-101834

JUSTIFIED REQUEST FOR USE PERMIT WAIVER OF STANDARDS (PARKING REDUCTION) AND DESIGN REVIEW FOR OUTSIDE STORAGE

This letter is in support of a land use permit application for the property located at 2522 Abels Ln, Las Vegas, NV 89115. MB Automotive specializes in the remanufacturing of automotive steering components such as steering gear boxes, steering rack and pinions, and steering pumps. Our operations are entirely within the existing warehouse building, operating Monday through Friday during normal business hours from 7:00 am to 4:30 pm.

Waiver of Development Standards--Request for Parking Reduction (Section 30.04.04)

The original approved site blueprints designated a total of 8 parking stalls, which includes spaces allocated in the rear yard of the building. We formally request a Waiver of Standards to reduce the required-on-site parking from eight spaces down to five spaces.

These 5 remaining spaces are fully established in the front of the building. This reduced count accurately reflects our actual operational demand. Because we offer delivery services, customers rarely visit our shop. The five front parking stalls are entirely sufficient to accommodate our standard employee shift and occasionally delivery vendors without causing any overflow onto Abels Lane.

Special Use Permit and Design Review to allow outdoor storage and manufacturing in IL (APZ-2) Zone

Justification for Rear Yard Outside Storage per 30.04.06E (PRIOR LAND USE ZC-0702-97)

As a result, the rear yard is not utilized for vehicular parking. Instead, we request a design review to formally designate this rear footprint as a secured outside storage yard for necessary inventory.

- **Operational necessity:** we require this dedicated space to store specialized skid boxes containing rack and pinion and gear box cores. Maintaining this outdoor storage is critical to our supply chain efficiency, allowing us to maximize the internal warehouse square footage exclusively for our primary remanufacturing and assembly operations.

- **Site and safety impacts:** The rear yard is completely close off to the public. Clients do not access this area, and employees do not use it as a break space.
- **Equipment noise and frequency:** Material handling is limited to occasional forklift movement when sorting parts or rotating core stock. Forklift utilization occurs strictly during daytime business hours, does not happen daily, and generates negligible noise impact on the surrounding industrial area.
- The requested parking reduction and conversion of the rear yard to dedicated storage will not alter the character of the neighborhood, impair public safety or overload public right of ways. Rather it allows an established local business to maximize its operational efficiency within its property bounds.

We respectfully request your approval of this waiver of standards and design review. Thank you for your consideration and assistance with this application.

Respectfully,
Armando Morales
Managing member
MB Automotive

08/05/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

140-05-803-017

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.45
- Project Type: Office/warehouse and distribution complex
- Number of Stories: 2
- Building Height (feet): 45
- Square Feet: 112,313 (total)/34,274 (Building A)/58,077 (Building B)/19,440 (Building C)/522 (Pump House) (Per ADR-26-900008)
- Parking Required/Provided: 112/122 (Per ADR-26-900008)

History & Request

The site was originally approved for an office/warehouse and distribution center complex in May 2024, through DR-24-0038, that consisted of 3 buildings totaling 96,260 square feet. The plans were modified administratively in March 2025 with ADR-25-900107 and these revised plans increased the footprint of the 3 buildings to bring the total square footage of the complex to 103,008 square feet. This ADR also rotated Building C 90 degrees to the west and removed the northern driveway along Las Vegas Boulevard North. The plans were then administratively modified again in February 2026 through ADR-26-900008. This ADR allowed the addition of mezzanines to all 3 buildings and the modification of the building footprints to accommodate the new mezzanines. This brought the overall square footage of the complex to 112,313 square feet. The applicant is now seeking additional time to complete the building permit and inspection process.

Site Plan

The plan previously approved plans depicted a proposed 96,260 square foot office/warehouse and distribution complex located to the west of Nellis Boulevard and the southeast of Las Vegas Boulevard North. The proposed complex consisted of 3 buildings located in the northern, eastern, and southern portions of the site. Building A was 29,120 square feet, rectangular in shape and located along Nellis Boulevard in the eastern portion of the site. The building was set back 63 feet from Nellis Boulevard, 82 feet from the northern property line, and 73 feet from Building B. Building B was 48,420 square feet, also rectangular in shape, and located in the northern portion of the property along Las Vegas Boulevard North. The building was set back 20 feet from Las Vegas Boulevard North, 89 feet from the western property line, and 24 feet from Building C. Building C was 18,720 square feet, rectangular in shape, and located in the southern portion of the property. The building was set back 92 feet from the western property line and 20 feet from the southern property line. There were no residential properties adjacent to the site, as the subject site and the multiple family residential development to the south were separated by a 10 foot wide right-of-way strip. As a result, residential adjacency regulations did not apply. The site was accessed by 2 new commercial driveways and 1 existing driveway. The 2 proposed driveways were 34 feet to 38 feet wide and are located along Las Vegas Boulevard North. The existing driveway was 32 feet wide and was located in the southeastern corner of the site along Nellis Boulevard. Drive aisles connected these driveways to the buildings with drive aisles ranging in size from 24 feet to 65 feet wide and surrounding Building A and Building B with a dead-end driveway along the western side of Building C. Parking was provided along the western property line and along the sides of the 3 buildings. A total of 96 parking spaces were required for the site with 121 parking spaces provided, where a maximum of 121 parking spaces was permitted based on the number of EV and ADA spaces provided. A total of 5 EV parking spaces will be installed with an additional 8 parking spaces being EV capable with 5 ADA accessible spaces provided. All loading areas were provided mainly within Buildings A and B and were screened from the rights-of-way by landscaping and other buildings. The plans have now since been revised to include an overall building area of 112,313 square feet, a total of 122 parking spaces being provided, the rotation of Building C 90 degrees to the west to be oriented east-west, and the removal of the northern driveway along Las Vegas Boulevard North.

Landscaping

The approved plans show street, perimeter, and parking lot landscaping has been provided. The plans showed along Las Vegas Boulevard North there are 2 staggered rows of large trees with trees spaced every 30 feet on center in each row. Along Nellis Boulevard, large trees were provided every 20 feet in a single row due to sight visibility zones. A design review for alternative landscaping was required due to the use of medium sized trees in lieu of large trees along Nellis Boulevard, due to overhead utility lines. Within the parking lot, large trees were provided within 9 foot wide finger islands every 6 spaces. When trees and finger islands were provided every 12 spaces, an 8 plus foot wide landscaping strip was also provided. Along the western, southern, southeastern, northern, and northeastern property lines, a 15 foot to 20 foot wide landscaping buffer was provided. These landscaping buffers generally contain large trees placed in 2 staggered rows with trees spaced approximately 20 feet on center within each row. The plans indicated that 142 trees are provided within buffering strips, 30 trees are provided within the parking lot, where 25 trees are required, and 29 trees are provided along the street

where 24 trees are required. ADR-25-900107 most prominently modified landscaping by adding street trees along Las Vegas Boulevard North where the northern driveway was removed.

Elevations

The approved plans showed the proposed buildings will be a maximum of 45 feet tall to the highest parapet with Building C being a maximum height of 35 feet. The exteriors of all 3 buildings were composed of painted concrete tilt-up panels on all 4 facades. The panels were painted varying shades of white, silver, and gold with the colors varying between the upper and lower levels and between vertical panels to break-up the facades. The roof was generally flat with large roof pop-ups provided on the corners of the buildings. Additionally, red metal awnings were provided above all windows and most doors, particularly on the western and southern facades. Access to Buildings A and B was provided by 2 aluminum commercial window-door systems located on the northern and southern portions of the western façade. Additional access was provided by hollow metal doors on the central portions of the remaining facades. Commercial window strips highlight the office areas of each building. Six white painted metal roll-up doors were provided on the northern and eastern facades of Buildings A and B, respectively. Building C had access provided through 4 hollow metal doors located on the western and eastern facades with a single hollow door provided along the northern and southern facades. Four roll-up doors were provided on the western portion of the building. The design of the exterior facades complied with the regulations of Section 30.04.05G. ADR-25-900107 modified the exterior façade of Building C by reorienting the articulations and building openings so the front of the building would face north and the building would be oriented in an east-west direction.

Floor Plans

The previous plans depicted Building A as a 29,120 square foot shell building with a 2,753 square foot office on the southwest corner of the building and another 2,543 square foot office in the southeast corner of the building. A 6 bay loading area was located in the northern portion of the building. The shell building was shown to be able to be split 2 to 10 ways. Building B was shown to be a 48,420 square foot building with a 4,825 square foot office space in the northwest corner of the building and a 3,268 square foot office space in the southwest corner of the building. A 6 bay loading area was located in the eastern portion of the building. The shell building was shown to be able to be split 2 to 15 ways. Building C was shown to be a 18,720 square foot building with a 4,535 square foot office space provided in the eastern portion of the building. Four loading areas were shown located in the western portion of the building. The shell building was shown to be able to be split 2 to 8 ways. ADR-25-900107 increased the footprints of all 3 buildings, particularly Building C to account for the reorientation of the building, and brought the overall interior square footage of the complex to 103,008 square feet. ADR-26-900008 added mezzanines to each of the buildings and brought the overall square footage of the buildings to 112,313 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for DR-24-0038:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.

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

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; and that fire/emergency access must comply with the Fire Code as amended.

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 #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The project has been in review with both Clark County Public Works and Building Departments. There are several technical review permits that have been approved, and the applicant is working on completing the permits for the proposed buildings and the grading permits for the site as well. The additional time will allow the applicant to complete the permitting process with both the Building and Public Works Departments.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-26-900008	Revised plans for revisions to building footprint and floor plans for DR-24-0038	Approved by ZA	February 2026
ADR-25-900107	Revised plans for revisions to building footprint, elevations, and site layout for DR-24-0038	Approved by ZA	March 2025
DR-24-0038	Design review for an office/warehouse and distribution complex	Approved by BCC	May 2024
ZC-24-0037	Zone change from CG to IL for an office/warehouse complex	Approved by BCC	May 2024
PA-24-700001	Plan amendment to redesignate the site from Corridor Mixed-Use to Business Employment	Approved by BCC	May 2024
PA-22-700007	Plan amendment to amend the transportation plan to remove the arterial street designation of Alexander Road	Approved by BCC	March 2023

TM-0153-02	A 1 lot commercial subdivision tentative map - expired	Approved by PC	June 2002
ZC-1987-99	Zone change from H-2 to C-2 zoning for a hotel	Approved by BCC	February 2000
TM-0364-99	A 1 lot commercial subdivision tentative map - expired	Approved by PC	February 2000
UC-1551-97	Use permit for a pharmacy with a drive-thru - expired	Approved by PC	October 1997
ZC-185-89	Zone change from H-2 to H-1 for a resort hotel	Denied by BCC	April 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG (AE-65 & AE-70)	Medical office & undeveloped
South	Corridor Mixed-Use	CG & RM32 (AE-70)	Hotel & multi-family residential
East	Nellis Air Force Base	PF (AE-70)	Nellis Air Force Base
West	Corridor Mixed-Use	H-2 & CG (AE-70)	Vehicle repair facility & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds this is the first extension of time for this application and there are numerous technical review permits from the Public Works Department either approved or in process. These permits include traffic and drainage studies, structural permits, and offsites. The applicant has also shown work is on-going and close to complete regarding the grading permit and the building permits for the proposed structures. Additionally, staff finds there has been little change to the proposed project and no discernable changes in the circumstances of the surrounding area with no new regulations that would significantly impact the proposed project. Staff finds the applicant is diligently progressing toward commencement, and the continuation of this application will not negatively impact the site or the surrounding area. 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**

- Until May 8, 2028, to commence 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 County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JASON VOSSMER

CONTACT: JASON VOSSMER, LM CONSTRUCTION COMPANY, 6260 W. PEBBLE ROAD, SUITE 110, LAS VEGAS, NV 89139



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100949

ASSESSOR PARCEL #(s): 140-05-803-017

PROPERTY ADDRESS/ CROSS STREETS: North Las Vegas Blvd & North Nellis Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for DR24-0038

PROPERTY OWNER INFORMATION

NAME: North & North Business Center LLC

ADDRESS: 6260 W Pebble Rd, Ste 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-262-6032

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Jason Vossmer

ADDRESS: 6260 W Pebble Rd, Ste 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-262-6032

CELL 702-677-0862

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jason Vossmer

ADDRESS: 6260 W Pebble Rd, Ste 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-262-6032

CELL 702-677-0862

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)*

Larry Monkash

Property Owner (Print)

2026.05.27

Date



6260 W PEBBLE ROAD • Ste 110 • LAS VEGAS, NV 89139 • (702) 262 - 6032 • FAX: (702) 262-6150
WWW.LMCONSTRUCTIONCO.COM

Justification Letter – Extension of Time

May 28, 2026

Clark County Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155
ATTN: Hunter White

Subject: **DR-24-0038 Extension of Time**

To Whom It May Concern:

L M Construction Co., LLC on behalf of the applicant/owner is requesting an extension of time for the previously approved design review DR-24-0038. Granting this extension of time will always LMCC to pull the grading permit within the next two weeks after fees have been worked up.

This project has been in review with Clark County Public Works, BD25-51265 & PW25-16014, for over a year. It has been in the Clark County Building Department, BD25-47629, BD25-47631, BD47632, since October 2025 being reviewed and now waiting on grading approval. Building permits will be pulled after the approved grading plans have been uploaded to the Clark County Building Department portal and signed off.

Thank you for your time, consideration, and continued assistance with this project.

Sincerely,

Jason Vossmer
L M construction Co., LLC

08/05/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

161-07-110-021

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce street landscaping along Park Street where 1 small tree and 1 shrub every 20 feet is provided and 1 large tree and 3 shrubs every 30 feet is required per Section 30.04.01D.
 - b. Reduce street landscaping along McLaurine Avenue to a minimum of 3 feet where a 6 foot wide landscape area with 1 large tree and 3 shrubs every 30 feet is required per Section 30.04.01D.
2. Reduce parking area landscaping to a minimum of a 3 foot wide planting strip where an 8 foot wide planting strip is required per Section 30.04.01D.3.
3.
 - a. Eliminate off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Park Street where required per Section 30.04.08C.
 - b. Eliminate off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along McLaurine Avenue where required per Section 30.04.08C.
4.
 - a. Reduce driveway throat depth along Park Street to 16 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).
 - b. Reduce driveway width to 24 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
 - c. Reduce back of curb radius to 10 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
 - d. Eliminate approach distance from the driveway along Park Street to the intersection of Park Street and McLaurine Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3662 Park Street
- Site Acreage: 0.34
- Project Type: Warehouse
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 8,000
- Parking Required/Provided: 8/9
- Sustainability Required/Provided: 7/4

Site Plans

The plans depict an 8,000 square foot warehouse building located on the northeast corner of Park Street and McLaurine Avenue. The site is accessed via a 24 foot wide driveway along Park Street. The building is located along the east side of the site, featuring the following setbacks: 10 feet from the north, 10 feet from the east, 20 feet from the south, and 52 feet from the west. Parking is provided on the west side of the building, with a walkway that leads to the building entrance. The trash enclosure is located on the north side of the building.

Landscaping

The plans depict street landscaping consisting of small and large trees, shrubs, and groundcover along McLaurine Avenue, along with small trees, shrubs, and groundcover along Park Street. The applicant is requesting a waiver to reduce the number of trees along both streets and reduce the width of the landscape area along McLaurine Avenue to a minimum of 3 feet where 6 feet is required per Title 30. Since this area also serves as the planting strip for the parking area it is also the subject of a waiver request.

Elevations

The plans depict a warehouse building that is 34 feet high at the peak, with most of the building only being 30 feet in height. Building features a flat, variable roofline with CMU facades, metal doors, steel awnings, and pilaster pillars. The west side features the building entrance and storefront doors and windows, while the east side features roll-up overhead doors. The building will be painted neutral colors.

Floor Plans

The plans depict a 2 story warehouse building. The first floor is 6,000 square feet with an open layout and the second floor features a 2,000 square foot storage mezzanine.

Applicant's Justification

The applicant states the lack of off-site improvements matches the surrounding area and the parcel is not wide enough to provide the minimum approach distance. The reductions to driveway width, throat depth, back of curb radius, and street landscaping are necessary to provide adequate parking. The applicant adds that the waiver requests are necessary to develop the site for its intended use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
ZC-0079-09 (ET-0051-12)	First extension of time for a zone change from R-E and H-2 to M-D, use permits for retail sales and secondhand sales, waivers, and design review for a commercial building with outdoor storage	Approved by BCC	June 2012
ZC-0079-09	Zone change from R-E and H-2 to M-D, use permits for retail sales and secondhand sales, waivers, and design review for a commercial building with outdoor storage	Approved by BCC	April 2009
VS-0078-09	Vacate portions of right-of-way being Park Street and McLaurine Avenue	Approved by BCC	April 2009
VS-1593-06	Vacate a portion of right-of-way being McLaurine Avenue	Approved by BCC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Single-family residential
South	Business Employment, Public Use; & Corridor Mixed-Use	IP, H-2, & CG	Flood channel & motel
East & West	Business Employment	IP	Outdoor storage

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.

Waivers of Development Standards #1 & #2

The purpose of landscaping is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort, and to provide an aesthetically pleasing streetscape. Staff finds that since the site is being redeveloped, the applicant can provide street landscaping

that is compliant with Title 30 standards. The reductions to street landscaping along Park Street and McLaurine Avenue as well as landscaping in the parking area may adversely affect both streets and the surrounding area. Therefore, staff cannot support these requests.

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 has no objection to the proposed warehouse use or the building design, which complies with Title 30 design standards. However, staff is concerned with the number of waivers requested, as well as the layout of the site. The location and design of the driveway poses safety risks to vehicles and pedestrians, and the reductions to street landscaping may adversely affect the surrounding area. Staff is not supporting the related waivers of development standards and cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. With the complete rebuild of the site, the applicant has the ability to meet the standards. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #4a, #4b, & #4c

The reduction in throat depth, driveway width and back of curb radius reduces the safety of vehicles entering and exiting the site. Narrower driveways combined with reduced radius and throat depth will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Therefore, staff cannot support this request.

Waiver of Development Standards #4d

Staff cannot support the reduction in approach distance for Park Street. Vehicles exiting the site will not have enough distance with traffic approaching the intersection increasing the chance of vehicle collisions.

Staff Recommendation

Denial

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Right-of-way dedication to include spandrel at the intersection of McLaurine Avenue and Park Street on the southwest corner of the parcel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0631-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: INFINITY ENGINEERING, LLC

CONTACT: INFINITY ENGINEERING, LLC, 4276 SPRING MOUNTAIN ROAD #200,
LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-110-021

PROPERTY ADDRESS/ CROSS STREETS: Park St. & McLaurine Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed industrial development

PROPERTY OWNER INFORMATION

NAME: Ahmet Engin Sutsurup

ADDRESS: 4545 W Hacienda Ave 102 - 103

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL 0532 660 22 10

EMAIL: ahmet@globalfuar.com

APPLICANT INFORMATION (must match online record)

NAME: Chi-Ying Seto

ADDRESS: 4276 Spring Mountain Road #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # _____

TELEPHONE: 702-827-1416

CELL 702-379-8812

EMAIL: cseto@infinityengr.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Chi-Ying Seto

ADDRESS: 4276 Spring Mountain Road #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # _____

TELEPHONE: 702-827-1416

CELL 702-379-8812

EMAIL: cseto@infinityengr.com

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

Property Owner (Signature)*

Ahmet Engin Sutsurup

Property Owner (Print)

07.16.2025

Date

DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (1) _____

ACCEPTED BY _____

PC MEETING DATE _____

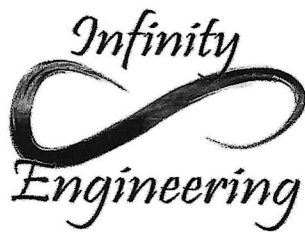
DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



4276 Spring Mountain Rd. #200
Las Vegas, NV 89102
Tel: (702) 827-1414
Fax: (702) 827-1413

4/3/2026

Clark County Development of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Tel: (702) 455-4314
Email: zoning@clarkcountynv.gov

RE: Request for Design Review and Waiver of Development Standards for 3662 Park Street (APN 161-07-110-021), APR-25-101257

Dear Sir or Madam,

Please be advised that our office represents the applicant for the above-referenced parcel. This letter serves as a request for a design review of the subject parcel for a proposed manufacturing building. The subject site is located at the northeast corner of McLaurine Avenue and Park Street on approximately 0.34 acres of land. The assessor's parcel number is 161-07-110-021, the current zoning for said parcel is IP (industrial Park) and planned landuse is BE (business employment). The proposed development is compatible with the current zoning.

The subject site is currently fronted by improved McLaurine Avenue to the west & improved Park Street to the south. The proposed building will be approximately 8,000 square feet with a maximum building height of 33'-6". 6,000 square feet will be use as production area and the remaining 2,000 square feet in the mezzanine will be used as storage. The proposed building will consist of a main entry with windows facing west, walls with doors facing north & south and walls with loading gates facing east. Access to the site is proposed from Park Street. The applicant provides a total of 8 parking spaces where 8 spaces are required. Landscaping will be provided to meet title 30 requirements. Onsite improvements will also include paving and trash enclosure. The business operation consists of receiving and assembling pre-fabricated panels for convention booths to be delivered to convention center site.

In addition, a request for waivers of development standards is needed for the proposed development. Below is the list of standards we are asking the waiver for:

- Request to not install off-site improvements (curb, gutter, detached sidewalks, street lights, and partial paving) along Park Street and McLaurine Avenue. This

request is made to match surrounding area, there are no existing curb, gutter, sidewalk, etc. adjacent to this parcel.

- Request to reduce minimum 150' approach distance per Uniform Standard Drawing 222.1 to 0' approach distance. The parcel is not wide enough to meet this standard and reduction is needed for this site to be developed.
- Request to reduce the minimum driveway width of 32' from lip of gutter to lip of gutter per Uniform Standard Drawing 222.1 to 24'. This is needed to provide the parking spaces required.
- Request to reduce the minimum throat depth of 25' to 16' per Uniform Standard Drawing 222.1 to 21'. This is needed to provide the parking needed for this development.
- Request to reduce the minimum radii of 15' and 25' per Uniform Standard Drawing 222.1 to both being 10'. This is needed to provide the 24' entrance.
- Request to reduce the minimum landscape width of 5' to 3' along McLaurin Ave. where 6' is required. This is needed to provide the minimum parking space and driveway width.
- Request to reduce street landscaping along Park St. and McLaurine Ave.

The waivers are needed in order to develop the site for its intended use. Should you have additional questions or concerns regarding this submittal, please don't hesitate to contact me. Thank you for considering this waiver request.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive 'C' followed by a series of loops and a final horizontal stroke.

Chi-Ying Seto, P.E.
Principal Engineer