



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 12, 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](mailto: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](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto: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 January 29, 2026. (For possible action)
- IV. Approval of the Agenda for February 12, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

03/03/26 PC

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

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

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

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

03/04/26 BCC

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

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

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

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

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

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

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

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

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

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

VII. General Business: None

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

- 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: February 26, 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**

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



## Sunrise Manor Town Advisory Board

January 29, 2026

### MINUTES

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Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – PRESENT Kevin Williams- EXCUSED Brady Bernhart- Planning
Secretary: County Liaison:	Jill Leiva Will Covington	

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

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

#### II. Public Comment: None

#### III. Approval of January 15, 2026 Minutes

**Moved by:** Mr. Williams

**Action:** Approved

**Vote:** 3-0/Unanimous

#### IV. Approval of Agenda for January 29, 2026

**Moved by:** Mr. Barbeau

**Action:** Approved

**Vote:** 4-0/Unanimous

#### V. Informational Items: None

#### VI. Planning & Zoning

02/18/26 BCC

##### 1. ZC-25-0873-ATLAS CRANE, INC.:

ZONE CHANGE to reclassify 2.49 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor (description on file). MK/gc  
(For possible action) 02/18/26

**Moved by:** Mr. Barbeau

**Action:** Approved per staff recommendations

**Vote:** 3-0/Unanimously

##### BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER-JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

2. **WS-25-0874-ATLAS CRANE, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) reduce access gate setbacks; 4) increase parking; 5) waive full off-site improvements.

**DESIGN REVIEW** for a proposed office/warehouse building with a proposed outdoor storage yard on 4.87 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/dd/cv (For possible action) 02/18/26 BCC

**Moved by: Mr. Barbeau**

**Action: APPROVED** Waivers #2 & #4, **DENIED** Waivers #1, #3 & #5 and the Design Review per staff recommendations

**Vote: 4-0/Unanimously**

**VII. General Business: None**

**VIII. Public Comment:** Ms. Brobeck was commenting on how bad the speeding and the truck are in Sunrise Manor.

**IX. Next Meeting Date:** The next regular meeting will be February 12, 2026

**X. Adjournment**

The meeting was adjourned at 6:48pm

**BOARD OF COUNTY COMMISSIONERS**

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER-JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

03/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0898-LAKE MEAD SQUARE, LLC:

USE PERMIT for personal services (gym) in conjunction with an existing shopping center on 2.59 acres in a CG (Commercial General) Zone within the Airport Environs (APZ-2) Overlay.

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

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RELATED INFORMATION:

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APN:

140-20-601-001

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4884 E. Lake Mead Boulevard
- Site Acreage: 2.59
- Project Type: Personal services (gym)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 22,274 (Building A)/10,082 (Building B)/32,356 (shopping center)
- Parking Required/Provided: 93/145 (existing throughout the shopping center)

Site Plan

The site consists of an existing shopping center which includes 2 retail buildings, Building A located along the west side of the property with an attached metal storage building on the north side, and Building B located along the north side of the property. A proposed personal services (gym) will be located within Building A only. Existing parking, including 137 standard spaces and 8 accessible spaces for the shopping center, is located to the south and east of the retail buildings. Access to the site is provided by 2 existing 32 foot wide commercial driveways along Lake Mead Boulevard which is a fully improved street with an existing attached 5 foot wide sidewalk. Per Title 30 a use permit is required for personal service uses since the proposed gym is located within the APZ-2 Overlay.

### Landscaping

The plan depicts existing street landscaping along Lake Mead Boulevard. Landscaping north of the Building A was previously approved via WS-1084-02 and will be re-installed by the applicant per this use permit.

### Elevations

No changes are proposed to the exterior of the existing building (Building A). The photos provided depict a 1 story building up to a maximum height of 24 feet 6 inches with a flat roof and storefront windows along the east side of Building A.

### Floor Plans

The plans depict a 22,274 square foot gym with a check-in area at the entrance, restrooms, office, and juice bar area.

### Applicant's Justification

The applicant states they are proposing to provide a much-needed personal service that would greatly benefit local residents, as there are limited fitness options in the immediate area. The closest gyms are located approximately 2.6 and 3.2 miles away. The applicant further states that the gym is not expected to pose any significant risks to public health, safety, or welfare, as fitness facilities typically operate well below their maximum capacity.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0351-16	Private indoor recreational facility in an APZ-2 zone	Approved by PC	August 2016
UC-0600-14	Swap meet in conjunction with an existing shopping center - expired	Approved by PC	August 2014
DR-1432-02	Retail building in conjunction with an existing shopping center	Approved by PC	November 2002
WS-1084-02	Reduced setback and permitted a metal building addition to an existing grocery store	Approved by PC	September 2002
ZC-0507-98	Reclassified the site to a C-2 zone for shopping center	Approved by PC	May 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & RS20 (AE-65 APZ-2)	Truck parking and staging & single-family residential
South	Public Use	PF	Elementary school
East	Business Employment	IP	Vehicle rental & sales
West	Business Employment	CG (APZ-2)	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**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Special use permits are required in the APZ-2 Overlay in order to evaluate any impacts the use may have or any interference with Nellis Air Force Base (NAFB) operations. The Airport Environs Overlay was established to provide for a range of uses compatible with airport accident potential zones (APZ), the handling and transport of live ordnance, noise exposure areas, and to prohibit the development of incompatible uses that are detrimental to the public health, safety, and welfare. The use permit application allows for consideration of several factors, including labor intensity, air pollution, size of establishment and the number of people during peak demand hours. The APZ-2 Overlay generally permits low occupancy industrial and commercial land uses with a limitation of the number of visitors and employees on the site. A gym which is limited to a maximum of 25 persons per acre per hour during a 24-hour period, not to exceed 50 person per acre at any time would be consistent with these regulations. The applicant states that it is unlikely that this gym will draw large crowds or accommodate a high volume of patrons at any given time. Therefore, staff recommends approval of the use permit.

### **Staff Recommendation Approval.**

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Certificate of occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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.
- Applicant is advised that landscaping to comply with WS-1084-02; and certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and 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 and application for review; the extension of time may

be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

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

#### **Fire Prevention Bureau**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LAKE MEAD SQUARE, LLC  
**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN  
[lgreen@kcnvlaw.com](mailto:lgreen@kcnvlaw.com)  
D: 702.792.7000

December 3, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

*Re: Justification Letter – Special Use Permit*  
**APN: 140-20-601-001**

To Whom It May Concern:

Please be advised this firm represents the Applicant in the above reference matter. This application is a request for a special use permit to allow a gym within an Accident Potential Zone II (APZ-2) overlay. The property is generally located east of Marion Drive and North of East Lake Mead Boulevard, at 4884 East Lake Mead Boulevard, Las Vegas, NV 89115. The Property is more particularly described as APN: 140-20-601-001 (the “Property”).

**SPECIAL USE PERMIT**

Gyms and fitness centers are classified under the personal services category, which are allowed within an APZ-2 overlay with the approval of a special use permit. The Applicant aims to provide a much-needed personal service that would greatly benefit local residents, as there are limited fitness options in the immediate area. The closest gyms, Fitness Factory and Planet Fitness, are located approximately 2.6 miles and 3.2 miles away, respectively. Furthermore, this gym is not anticipated to pose any significant risks to public health, safety, or welfare, as fitness facilities typically operate well below their maximum capacity. Consequently, it is unlikely that this gym will draw large crowds or accommodate a high volume of patrons at any given time. With that, we feel the Property is an appropriate location for the proposed gym.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

03/03/26 PC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

**RELATED INFORMATION:**

**APN:**

140-23-416-005

**LAND USE PLAN:**

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plan provided shows the request to vacate and abandon a public drainage easement which is no longer needed for the site.

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of a drainage easement that is not needed for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No objection.

### **TAB/CAC:**

### **APPROVALS:**

### **PROTESTS:**

**APPLICANT:** ELESDESMO VAZQUEZ-ABITIA

**CONTACT:** DIAMONDBACK LAND SURVEYING, 6140 BRENT THURMAN WAY,  
SUITE 230, LAS VEGAS, NV 89148



DESIGNLAND PLLC  
712 Maxley Ct., Las Vegas, Nevada 89145  
Tel. 702.665.9507



D E S I G N L A N D

October 21, 2025

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

**Subject: Justification Letter for Easement Vacation – 6826 Suncrest Avenue, Las Vegas, NV 89156**

On behalf of the property owner of 6826 Suncrest Avenue, Las Vegas, NV 89156, we respectfully request the vacation of an existing easement located on the property.

The request is being made because a new development located upstream has altered the existing drainage flow in the area. Based on our coordination and confirmation with Clark County Public Works staff, the previous drainage pattern that the easement served is no longer active or necessary. As a result, the easement no longer serves a public purpose and is considered obsolete for its intended function.

Vacating this easement will allow the property owner to make efficient use of the land while maintaining full compliance with current County drainage and development requirements.

We respectfully request your review and approval of this easement vacation request. Please let us know if any additional documentation or technical information is required to support this application.

Thank you for your time and consideration.

Sincerely,  
  
Ben Torrella, PE

Digitally signed by Benjamin Torrella  
OU=Designland PLLC, CN=Benjamin Torrella,  
Email: ben.designland@gmail.com  
Reason: I am the author of this document  
Location:  
Date: 2025-10-21 09:56:08  
Ecco-PhantomPDF Version: 9.0.0

DESIGNLAND PLLC

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0902-BABCOCK RIVERWALK, LLC:

ZONE CHANGE to reclassify 2.81 acres from an H-2 (General Highway Frontage) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone.

Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-04-401-003; 140-04-401-005; 140-04-401-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.81
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an IP (Industrial Park) Zone. There is a related land use request for a truck staging facility. According to the applicant, the IP zoning district is compatible with the underlying land use designation of Business Employment (BE). This land use category anticipates light-industry and small-scale commercial services and service-commercial uses such as the requested use. Furthermore, approval of this request will allow for proper in-fill development on vacant properties and provide standard offsite improvements along Las Vegas Boulevard.

Prior Land Use Requests (APN: 140-04-401-003 only)

Application Number	Request	Action	Date
ZC-1127-98	Zone change to reclassify a portion of this site to C-2 zoning (now CG) for restaurant	Approved by BCC	August 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Retail center; convenience store & gas station
South	Nellis Air Force Base	P-F (AE-70)	Nellis Air Force Base
East	Business Employment	H-2 (AE-70)	Apartment complex
West	Corridor Mixed-Use	H-2 & CG (AE-65 & AE-70)	Retail building & undeveloped

### Related Applications

Application Number	Request
UC-25-0903	Use permit and design review for a truck staging parking lot is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. Furthermore, the overall requested will be compatible with the nearby zoning classifications in the area and underscore the appropriateness of IP zoning next to Nellis Air Force Base. As a result, staff can support the zone change 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:

#### Fire Prevention Bureau

- No comment.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LEADING EDGE VENTURES, LLC**

**CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,  
HENDERSON, NV 89014**



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 140-04-401-003, 140-04-401-005, 140-04-401-006

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd/Nellis

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from CG & H-2 to IP, Special Use Permit for Truck Parking and/or staging, Design Review

## PROPERTY OWNER INFORMATION

NAME: BABCOCK RIVERWALK L L C

ADDRESS: 33576 CROSSING AVE UNIT B

CITY: Lewis

STATE: DE

ZIP CODE: 19958

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Leading Edge Ventures LLC

ADDRESS: 4140 North Nellis Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: GC Garcia Melissa Eure

ADDRESS: 1055 Whitney Ranch Suite 210

CITY: Henderson

STATE: NV

ZIP CODE: 89014

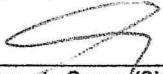
TELEPHONE: 702-435-9909

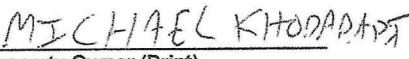
CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

  
Property Owner (Signature)\*

  
Property Owner (Print)

8/5/2025  
Date



November 17, 2025

Sami Real, Director  
Clark County Current Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

RE: Justification Letter- Zone Change from H-2/ CG to IP  
Nellis & Las Vegas Blvd APNs: 140-04-401-003, -005 & -006

Dear Sami:

On behalf of our client, Leading Edge Ventures LLC, please accept the attached justification letter and accompanying documents for a Zone Change for APNs 140-04-401-003, -005 & -006 from General Highway Frontage (H-2) and Commercial General (CG) to Industrial Park (IP). The subject site consists of three parcels of approximately 2.81 +/- acres.

The subject site has a Land Use designation of Business Employment (BE) and zoning designations of H-2 on parcel numbers ending in 005 and 006 and CG on the parcel number ending in 003. The sites to the east also have B-E land use with an H-2 zoning designation with existing apartments. The parcel to the west across Nellis and to the north across Las Vegas Blvd have a Corridor Mixed Use (CM) land use designation. The property to the west is zoned H-2 with an existing plasma donation center. The property to the north is zoned CG with a McDonalds and an AutoZone. The property to the south is Nellis AFB, with a zoning designation of Public Facilities (PF).

#### ZONE CHANGE

A zone change is requested for APNs 140-04-401-003, -005 & -006 from the current General Highway Frontage (H-2) and Commercial General (CG) to Industrial Park (IP). The request for IP conforms to the Business Employment Land Use and removes the H-2 zoning that is no longer recognized by Title 30.

#### Zone Change Approval Criteria

- i. The proposal is consistent with the Clark County Master Plan.  
*The proposed zone change is consistent with the Master Plan. The IP district is compatible with the underlying Land Use designation of BE. The BE land use anticipates light-industry and small-scale commercial services and service-commercial uses such as the Truck Parking use proposed in the accompanying Design Review and Special Use Permit applications. More specifically it is consistent with the following:*

*Policy 4.1.7 Complete Streets- It will provide the streets improvements along this portion of Las Vegas Boulevard, where non-standard improvements are located.*

*Policy 4.2.6 Freight Network- It supports the development of a compatible freight operations to support the efficient movement of goods in and through Clark County by truck.*

*Policy 5.3.1 Compatible Development- The zone change is to allow the accompanying application for Truck Staging/Parking is compatible with Nellis AFB.*

*Policy 5.5.1 Designated Employment Areas- This encourages maintaining designated employment area to prevent encroachment from potentially incompatible uses. This use is compatible with the Nellis AFB to the south as well as the number of industrial uses further up and down Las Vegas Blvd.*



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1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014  
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

**Policy 6.1.2 Balanced Mix of Uses-** *This policy encourages a mix of uses to support a balance of jobs and housing while evaluating uses to avoid unintended conflicts. This project will be compatible with the Base and with other light industrial or commercial uses anticipated by the BE designation.*

**Policy 6.1.4 Compact Development-** *This policy encourages compact and efficient development. The proposed project would develop a currently vacant lot that has existing infrastructure in proximity.*

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

*The proposed project complies with the applicable standards.*

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

*There are no prior zoning or land use approvals for the site. The proposed project shall be consistent with the public improvements as required by Title 30.*

- iv. Development subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B, require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

*An FAA Determination shall be submitted for approval prior to the final approval being received if required.*

- (2) The zoning district density and intensity of uses shall be compatible with the surrounding area.

*The project site has a land use designation of BE. The Master Plan anticipates that this area will be developed with light industrial, small-scale commercial services and service-commercial uses such as the Truck Parking that is proposed. The Las Vegas Boulevard corridor to the north and south is a mix of BE and Corridor Mixed Use land use designations. This is due to the proximity to Nellis AFB. Much of the surrounding area that was previously vacant has been developed for industrial use as anticipated by the Master Plan. As such, the request is compatible in terms of density and intensity with the surrounding area.*

- (3) If the allowable density or intensity of use is sought to be reduced, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.- N/A

#### **SUMMARY JUSTIFICATION:**

The proposed Zone Change from General Highway Frontage (H-2) and Commercial General (CG) to Industrial Park (IP) will bring the zoning district into compliance with the current Master Plan designation of BE. It will allow for the proposed Truck Parking project which is compatible with the surrounding area and Nellis AFB. Furthermore, it will allow develop a long vacant property and provide standard off-site improvements on Las Vegas Blvd and make another step toward addressing the issue of commercial tractors and delivery trucks parking on roadways.

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

Sincerely,

A handwritten signature in black ink that reads "Melissa Eure". The signature is fluid and cursive, with "Melissa" on the top line and "Eure" on the bottom line.

Melissa Eure  
President

03/04/26 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0903-BABCOCK RIVERWALK, LLC:

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

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

DESIGN REVIEW for proposed outdoor storage and display and proposed truck parking or staging on 2.81 acres in an IP (Industrial Park) Zone within the Airport Environs Overlay (AE-70) Overlay.

Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/sd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

140-04-401-003; 140-04-401-005 through 140-04-401-006

**WAIVER OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate a portion of the required landscape buffering along the south property line where a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.02 C.
  - b. Reduce the width of a proposed landscape buffer along the south property line to 12 feet where a 15 foot wide landscape buffer is required per Section 30.04.02C (a 15% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.81
- Project Type: Outdoor storage and display/truck parking or staging
- Building Height: 8 (proposed guard shack)
- Square Feet: 64 (proposed guard shack)
- Parking Required/Provided: 7/7
- Sustainability Required/Provided: 7/0

### Site Plan

The plans depict a proposed truck parking or staging with outdoor storage and display on the subject parcels located at the southeast corner of Las Vegas Boulevard North and Nellis Boulevard. A crash gate is provided along the west property line adjacent to Nellis Boulevard, and a non-gated entry way along the north property line is provided and adjacent to Las Vegas Boulevard North. The convenience store and gas station northwest of this project is not a part of the proposed development. A proposed guard shack is located at the southeast corner of the northern driveway and a proposed trash enclosure will be located southwest of this same driveway. The site plan shows that 7 parking spaces are required and provided along the south, east, and west property lines.

The site plan shows 51 parking stalls (12 feet wide by 70 feet long) for trucks and/or tractor trailers located along the north, south, and east property lines. An additional 23 parking stalls (12 feet by 40 feet) for box trucks and sprinter vans are located along the southwest corner and the northeast corner of the site. All of these parking stalls will not be striped. Per the applicant, the spaces are leased out on a month-to-month basis with a numbered spot assigned to the lessee. A waiver of development standards is part of the application to eliminate and reduce the required buffering and screening along a portion of the south property line.

A use permit is required for outdoor storage and display since in the IP zoning district, outdoor storage and display shall be accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways. The site design does not follow the aforementioned criteria, thus requiring a use permit. Lastly, per Title 30 truck parking or staging requires a use permit in the IP zoning district.

### Landscaping

The plans depict street landscaping along Las Vegas Boulevard North with trees spaced at 20 feet on center and along Nellis Boulevard with trees spaced at 20 feet on center. Along the southwest property line, the applicant is proposing a 12 foot wide landscape buffer with trees planted off-set at 20 feet on center and an 8 foot high wall, where a 15 foot wide landscape buffer is required and is subject to the waiver request. Furthermore, the applicant is not providing any landscape buffering for the remainder of the south property line, thus requiring a waiver. In addition, the applicant is proposing an 8 foot wide landscape buffer along the east property line adjacent to an existing block wall with an overall height of 6 feet.

### Elevations & Floor Plan

The plans depict a 64 square foot proposed guard as required by the Code located at the ingress/egress driveway from Las Vegas Boulevard North and is 8 feet in height.

### Applicant's Justification

The applicant states that the site will have a security guard at night in a patrol vehicle that will constantly drive through the lot, but no guard during the day. The roving patrol will provide better security for the overall site, as well as being able to notify the owner of any potential trash or debris on site so that it can be removed and the site maintained. Additionally, security cameras will be installed to further help monitor the site. There are minimal landscape requirements for

truck parking due to the high probability of it being constantly damaged and replaced. Exceeding the landscape requirements would not be beneficial for the owner or the users of the project.

The applicant states that there will be numbers painted on the fence showing where each space is located. The spaces abutting landscape will have a pole with a sign that will have the stall number. The tractor-trailers typically park attached; but may for short periods be just the trailer while the tractor operator uses the tractor only for companies that require their trailer to be used, or to change out the tractor.

**Prior Land Use Requests (APN: 140-04-401-003 only)**

Application Number	Request	Action	Date
ZC-1127-98	Zone change to reclassify a portion of this site to C-2 zoning (now CG) for restaurant and a variance to allow a roof sign	Approved by BCC	August 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & H-2 (AE-65 & AE-70)	Convenience store & gas station, restaurant with a drive-thru, & retail building
South	Nellis Air Force Base	P-F (AE-70)	Nellis Air Force Base
East	Business Employment	H-2 (AE-70)	Multi-family residential complex
West	Corridor Mixed-Use	H-2 (AE-70)	Medical office

**Related Applications**

Application Number	Request
ZC-25-0902	A zone change from an H-2 and a CG zone to an IP (Industrial Park) zone 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.

Staff finds that the proposed outdoor storage and display as well as truck parking or staging is a compatible use within the immediate area and should have minimal to no impact on the surrounding land uses. Policy SM-1.3 for Corridor Revitalization supports in part the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment that establishes community character and provides opportunities for a more diverse mix of uses. However, since staff does not support the waiver of development standards and the design review, staff 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.

Staff cannot support the proposed reduction of the required landscape buffer width to 12 feet where 15 feet is required and the proposed elimination of the required landscaping along a portion of the south property line. The landscape plans depict required street landscaping along both Nellis Boulevard and Las Vegas Boulevard North with attached sidewalks and a minimum of 10 feet of landscaping. 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 cannot support the requested waiver of development standards.

#### Design Review

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

The proposed plans show that the layout of for the proposed uses offers ample vehicular and truck circulation. Adequate street landscaping is provided along the Nellis Boulevard and Las Vegas Boulevard North. The applicant is also proposing a guard shack for security purposes and is located at the main entrance adjacent to Las Vegas Boulevard North. The proposed outdoor storage and display is also adequately screened. However, the proposed plan does not include landscaping along a significant portion of the southern property line, which is needed for buffering and screening and to combat heat island impacts associated with increased amounts of pavement associated with truck parking or staging. Since staff does not support the waiver of development standards and the use permits, staff cannot support the design review.

#### Staff Recommendation

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

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

##### **Fire Prevention Bureau**

- No comment

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEADING EDGE VENTURES, LLC

**CONTACT:** G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014



December 24, 2025

Sami Real, Director  
Clark County Current Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

RE: Justification Letter- Design Review, Special Use Permit and Waiver of Development Standards for Truck Parking- APN #: 140-04-401-003, -005 & -006

Dear Sami:

On behalf of our client, Leading Edge Ventures LLC, please accept the attached justification letter and accompanying documents for a Design Review, Special Use Permit and Waiver for Truck Parking. A Zone Change request from CG and H2 to IP accompany this application. The subject site consists of three parcels on approximately 2.81 +/- acres. This site is located on the southeast corner of Nellis Blvd and Las Vegas Blvd.

The subject site has a Land Use designation of Business Employment (BE) and zoning designations of H-2 on parcel numbers ending in 005 and 006 and CG on the parcel number ending in 003 all with an Overlay of AE-70. The sites to the east also have B-E land use with an H-2 zoning designation and AE-70 Overlay with existing apartments. The parcel to the west across Nellis and to the north across Las Vegas Blvd have a Corridor Mixed Use (CM) land use designation. The property to the west is an existing plasma donation center zoned H-2 with an AE-70 Overlay. The property to the north is zoned CG with an AE-60 Overlay and has a McDonalds and AutoZone. The property to the south is Nellis AFB, with a zoning designation of Public Facilities (PF) and an AE-70 Overlay.

#### DESIGN REVIEW

The proposed project is for Truck Parking. The site has never been developed and for the last 6 months has been used for Truck Parking. This application is to bring the site into conformance with the code and to allow Truck Parking to legally operate at this location.

The site proposes 51 parking stalls 12FT wide by 70 FT long for tractor trailers and an additional 23 parking stalls 12 FT x 40 FT for box trucks and sprinter vans; a total of 74 spaces combined. The spaces will not be striped. There will be numbers painted on to the fence showing where each space is located. The spaces abutting landscape will have a pole with a sign that will have the stall number. The tractor-trailers typically park attached; but may for short periods be just the trailer while the tractor operator uses the tractor only for companies that require their trailer to be used, or to change out the tractor. The spaces are leased out on a month-to-month basis with a numbered spot assigned to the lessee.

A 64 SF guardhouse is located at the entry drive on Las Vegas Blvd. is no gate at the driveway on Las Vegas Blvd. The gate on Nellis Blvd is a crash gate for Fire access only.



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There will also be a new trash enclosure on the east side of the property near the entrance.

The site is surrounded by an 8 FT painted wood slat fence. Painted on the fence along Nellis Blvd is a mural of Dr. Martin Luther King.

The curb, sidewalk and gutter along Las Vegas Blvd will be installed along with landscaping. The attached sidewalk, curb and gutter on Nellis Blvd are existing and the street landscaping will be added.

The site will not meet the sustainability section of the code 30.04.05.J. The proposed guard house is unable to achieve sustainability points due to the size and type of building. There are minimal landscape requirements for Truck Parking due to the high probability of it being constantly damaged and replaced. Exceeding the landscape requirements wouldn't be beneficial for the owner or the users of the project.

The site will have a security guard at night in a patrol vehicle that will constantly drive through the lot, but no guard during the day. The roving patrol will provide better security for the overall site, as well as being able to notify the owner of any potential trash or debris on site so that it can be removed and the site maintained. Additionally, security cameras will be installed to further help monitor the site. The lot operator will work with LVMPD on the location of these cameras.

#### **Design Review Approval Criteria 30.06.05.B**

(1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area

*The proposed development is compatible and harmonious with adjacent development and the development in the area. The surrounding properties in the area have been developed with industrial uses, primarily as warehouse space. It is also compatible with Nellis AFB to the south.*

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

*The elevations and design characteristics are not unsightly in appearance. The guardhouse will be a prefabricated building in a neutral tone.*

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

*Site access and circulation will not negatively impact adjacent roadways or adjacent property. The driveway on Las Vegas Blvd is existing, and the majority of traffic circulation will be on-site. Both Las Vegas Blvd & Nellis are arterials which anticipate this type of traffic.*

#### **SPECIAL USE PERMIT**

Per code section 30.03.07.D(5) Truck Parking is a Special Use Permit in the IL district with the condition below.

##### **i. Layout and Design**

A minimum of one building shall be constructed or erected for the purpose of monitoring onsite activities and controlling access.- *The project meets this*

*condition. There will be a guard house at the entrance off of Las Vegas Blvd.*

**Special Use Permit Approval Criteria 30.06.05.D**

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

*The proposed project will be in harmony with the purpose, goals, objectives and standards of the Master Plan and this Title. Including Policy 4.2.6 Freight Network, Policy 5.3.1 Compatible Development and Policy 6.1.4 Compact Development amongst others.*

(3) The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and

*The proposed use will not result in substantial or undue adverse effects on the adjacent property, neighborhood or traffic conditions. In fact it will finish the street improvements on Las Vegas Blvd and development a lot that has been vacant for over 10 years.*

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

*The proposed project is located at the intersection of two arterials and customers will not spend extended periods on the site. The only building proposed is a small guardhouse. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden.*

**WAIVER OF DEVELOPMENT STANDARDS**

1. A request to waiver to have up to a 0 FT buffer along the south property line where 15 FT are required per code section 30.04.02.C1

There is a 30' drainage & access easement as well as power poles that run along the south side of the property. Installation of landscaping would not allow for maintenance of the power poles or the easement. For this reason, the landscaping can't be installed along much of the south property line, and where it is being proposed, is only 12 FT. Furthermore, the property on the other side of the existing wall on the south property line is an undeveloped portion of Nellis AFB. The proposed site plan has relocated the landscaping along a portion of the east property line where it will buffer the apartments to the east where no buffer is required. Also, additional landscape and trees have been placed along Nellis and Las Vegas Blvd where they will provide increased screening and shade for those using the right of way and sidewalks. Any trees not accounted for would be subject to the fee -in-lieu.

Location	Required (20 FT O.C)	Provided
Las Vegas Blvd	9 trees	16 trees
Nellis Blvd	9 trees	18 trees
South Property Line	58 trees	18 trees
East Property Line	0 trees	24 trees
Total	76 trees	76 trees

**Waiver of Development Standards Approval Criteria 30.06.06.F**

(i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

*The use of the areas adjacent to the property will not be affected in a substantially adverse manner. In fact, the proposed location for the landscape is an improvement for the adjacent properties.*

(ii) 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;

*The proposed project will not materially affect the health and safety of persons in the immediate vicinity and will not be materially detrimental to the public welfare. The waiver is a request to relocate the required landscape buffering and screening to places that work better not only for the site but for the community.*

(iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

*Approval of the requested waivers will be in harmony with the general purpose, goals, objective and standards of the Master Plan and this Title. The waiver will increase the site compatibility with existing development in the area and address site specific conditions.*

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

*The proposed project is an infill site for truck parking and will improve a portion of Las Vegas Blvd. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden*

**SUMMARY JUSTIFICATION:**

The Truck Parking is consistent with the increase of industrial development in the surrounding area, which is compatible with the Master Plan. The project will develop a site that has remained vacant for over 10 years, which will in turn keep the site free of trash and debris and encampments of unhoused. The project will also complete the street improvements along this section of Las Vegas Boulevard and help to address the long-standing issue of providing a legal location for trucks to park.

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

Sincerely,



Melissa Eure  
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase fence/wall height; 3) allow an attached sidewalk; 4) waive off-site improvements (sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay.

Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-802-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate street landscaping along Carey Avenue where a 10 foot wide landscape strip with large trees placed every 30 feet on center is required per Section 30.04.01D.
  - b. Eliminate street landscaping along Lamont Street where a 6 foot wide landscape strip with large trees placed every 30 feet on center is required per Section 30.04.01D.
2.
  - a. Increase fence height along the east property line to 11 feet where a maximum of 10 feet is permitted per Section 30.04.03B (a 10% increase).
  - b. Increase wall height along the north property line to 13 feet where a maximum of 10 feet is permitted per Section 30.04.03B (a 30% increase).
3. Allow an existing attached sidewalk to remain along Carey Avenue where a detached sidewalk is required per Section 30.04.08C.
4. Waive off-site improvements (sidewalk and streetlights) along Lamont Street where required per Section 30.04.08C.
5.
  - a. Reduce driveway width to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).
  - b. Allow existing commercial pan driveways to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1.
  - c. Reduce the departure distance from the intersection of Carey Avenue and Lamont Street to the driveway along Carey Avenue to 5 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 97% reduction).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4880 E. Carey Avenue
- Site Acreage: 4.25
- Project Type: Warehouse and outdoor storage

**History, Request, & Site Plan**

The southern portion of the site was originally rezoned from M-D to M-1 (currently IL) via ZC-0147-80 in 1980, which also approved a 5,400 square foot warehouse with outdoor storage. A 1,250 square foot office addition to the warehouse building was approved via AC-0112-81 in 1981. A variance to waive paving and screen fencing requirements was approved via VC-0006-82 in 1982. A use permit to allow materials to be stacked or piled above the height of the screened fence was approved via UC-0462-07 in 2007. This application included waivers for street landscaping and off-site improvements (curb, gutter, sidewalks, and streetlights). The waiver for street landscaping was denied in its entirety, while the waiver for off-site improvements was partially denied for curb and sidewalk. Thus, the site was required to include street landscaping, sidewalks, curb, and streetlights. The curb was completed, but the sidewalk and streetlights were not installed. Therefore, UC-0462-07 expired and the applicant is now requesting to reinstate the expired waivers to eliminate street landscaping along Carey Avenue and Lamont Street, allow an attached sidewalk to remain along Carey Avenue, and waive partial off-site improvements (sidewalk and streetlights) along Lamont Street, as well as a waiver to allow alternative driveway geometrics.

The plans depict an existing industrial site located on the northwest corner of Carey Avenue and Lamont Street, featuring a warehouse, office trailers, temporary structures, and an outdoor storage yard. The site is accessed via 2 commercial driveways along Carey Avenue. The warehouse building features an office addition, with the overall building set back 27 feet from the west property line. The parking area is located in the southwest corner of the site, south of the warehouse, and includes a carport. Temporary structures are located on the east and north sides of the warehouse. The majority of the site is used for outdoor storage, which is screened by a screen wall ranging from 7 feet to 10 feet in height along the west property line, a 13 foot high screen wall along the north property line, and an 11 foot high screened fence along the east and south property lines. A waiver for increased fence and wall height along the north and east property lines is required, while the fence along the south property line is allowed to exceed 10 feet in height since it is not within the front setback. Carey Avenue features an existing attached sidewalk, while Lamont Street features an existing curb. The driveways do not meet current standards, requiring waivers to allow reduced driveway width, commercial pan driveways, and reduced departure distance.

**Applicant's Justification**

The applicant states that the site has operated as an outdoor storage facility for over 45 years, with the outdoor storage screened from the adjacent rights-of-way. The lack of street landscaping

is consistent with other properties in the surrounding area. There is little pedestrian traffic in the area, so sidewalks and streetlights are not appropriate for this site. The alternative driveway geometrics should not create issues due to the minimal traffic volume, allowing vehicles to safely enter and exit the site.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0462-07	Use permit for an outside storage yard and waiver for partial off-site improvements (all waivers were denied except for streetlights)	Approved by PC	June 2007
VC-0006-82	Variance to waive paving and screen fencing requirements for a storage yard	Approved by BCC	March 1982
AC-0112-81	Architectural supervision to construct and maintain an office addition to an existing industrial building	Approved by PC	July 1981
ZC-0147-80	Zone change from M-D to M-1 for a warehouse with outside storage of construction equipment	Approved by BCC	August 1980

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-70 & APZ-2)	Mini-warehouse facility
South	Public Use	IP (AE-65 & APZ-2)	U.S. Post Office
East	Business Employment	IP (AE-65, AE-70, & APZ-2)	Retail & home improvement center
West	Business Employment	IL (AE-65, AE-70, & APZ-2)	Vehicle sales, vehicle body shop, & office-warehouse building

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

##### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff finds that the request to eliminate street landscaping along Carey Avenue and Lamont Street is inconsistent with surrounding development. The properties to the north, east, and west all feature street landscaping, so the absence of street landscaping on the subject site may adversely affect these properties. The lack of landscaping also conflicts with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. For these reasons, staff cannot support this request.

#### Waiver of Development Standards #2

Staff finds that there is no compelling justification for the request to increase the fence height along the east property line and wall height along the north property line. The heights for these portions were increased beyond what Title 30 allows without the requisite permits, and staff finds that 10 foot high fences and walls are sufficient to secure the site. Therefore, staff cannot support this request.

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

#### Waiver of Development Standards #3

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

#### Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks and streetlights along Lamont Street as there are existing off-site improvements to the east of the site. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. Streetlights not only provide safety for motorists, but they also assist in improving security. Therefore, staff finds that it is imperative to provide the detached sidewalks and streetlights.

#### Waiver of Development Standards #5

The reduction in driveway width and departure distance, combined with the request to allow existing pan driveways to remain, reduces the safety of vehicles entering and exiting the site on Carey Avenue. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to navigate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced departure distance will compound the impact of the pan driveways and narrow driveways, creating a dangerous situation for the public. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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 not required if the temporary office trailer is elevated 18 inches above the water surface elevation on Carey Avenue;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- All parking must be on-site within the gates to prevent vehicles from backing into the right-of-way;
- No perpendicular parking adjacent to Carey Avenue.

### **Fire Prevention Bureau**

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

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

- No comment.

### **TAB/CAC:**

### **APPROVALS:**

### **PROTESTS:**

**APPLICANT:** COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS

**CONTACT:** KAEMPFER CROWEL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



# **Comprehensive Planning Application Form**

APPLICATION PRE-REVIEW # 25-101976  
ASSESSOR PARCEL #(s): 14017802006

PROPERTY ADDRESS/ CROSS STREETS: 4880 E Carey

## DETAILED SUMMARY PROJECT DESCRIPTION

## Waiver of Development Standards - landscaping

#### PROPERTY OWNER INFORMATION

**APPLICANT INFORMATION (information must match online application)**

NAME: COKER ASSET PROTECTION TRUST and COKER MARLANE & AUGUSTUS AS TRUSTEES  
ADDRESS: 10208 Oakey Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89144  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

NAME: Kaempfer Crowell - Liz Olson  
ADDRESS: 1980 Festival Plaza Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-792-7085 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # 8

\*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)

Augustus Coker  
Property Owner (Print)

12/2/25

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON  
[eolson@kcnvlaw.com](mailto:eolson@kcnvlaw.com)  
D: 702.792.7039

January 6, 2026

## VIA ONLINE SUBMITTAL

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89101

*Re: 4880 E Carey Avenue – Waiver of Development Standards*

To Whom It May Concern:

This office represents the landowner-applicant as it relates to 4.25 acres located on the northwest corner of Lamont Street and Carey Avenue. The property is more particularly described as APN: 140-17-802-006 (the “Site”) and is currently planned Business Employment (BE) and zoned Industrial Light (IL). The applicant requests waivers of development standards for street landscaping and off-site improvements along Lamont Street and Carey Avenue.

### Background

The applicant has operated this Site as an outdoor storage facility for more than forty-five years. The outdoor storage use is contained within the confines of the Site which is screened from the rights-of-way by fencing with privacy screening. There is one building and one structure on Site. The subject use was permitted through several land use applications, including the initial zone change application via VC-82-000 and later, UC-0462-0, to permit stacking above the height of the fencing specifically. To the applicant’s knowledge, the applicant has been able to operate without issue for the last forty-five years until recently. It was the applicant’s impression that the use was permitted, and all conditions were met through discussions with planning staff in 2024. However, through the business licensing process for the applicant’s tenant, this Site was recently flagged for landscaping and off-site conditions not in compliance with existing code. Again, before that, the applicant was unaware that the Site conditions were not in compliance with existing code. The applicant now requests the below to ensure the Site is in compliance with today’s code by way of waivers of development standards.

### Waiver #1 – Street Landscaping

The applicant requests a waiver of development standards for street landscaping along both Carey Avenue and Lamont Street. Along Carey Avenue is an existing attached sidewalk without landscaping. Along Lamont Street is dirt landscaping without a sidewalk. The Site’s existing condition is consistent with other properties in the surrounding area.

### Waiver #2 – Off-Site Improvements

The Applicant requests a waiver of development standards for off-site improvements. The Applicant requests the following:

- Waiver to allow attached sidewalks on Carey Avenue. There is an existing attached sidewalk along Carey Avenue and existing curb and gutter along both street frontages. The Site has been in this condition for over 45 years, and Applicant's use or function of the Site has not been negatively impacted.
- Waiver to not install detached sidewalk and streetlights on Lamont Street. There is currently a small dirt area without a sidewalk. As configured, there is not enough room for a sidewalk along this portion of the Site. Further, there is little pedestrian traffic in the area necessitating a sidewalk and streetlights. Further, the Applicant prefers not to attract pedestrian activity to this area of the Site where crime and loitering has occurred in the past.

### Waiver #3 – Commercial Driveways – Carey Avenue Driveways

The Applicant requests a waiver to reduce the width of the easterly commercial driveways along Carey Avenue to 32 feet where Uniform Standard Drawing 222.1 requires 36 feet lip of gutter to lip of gutter and 39 feet from face of curb to face of curb. This is merely an outside storage lot. As such, there is minimal traffic volume passing through which is further supported by the use of two driveways. Vehicles can safely maneuver in and out of the Site without issue.

### Waiver #4 – Commercial Curb Return Driveway – Carey Avenue Driveways

The Applicant request a waiver not to install a commercial curb return driveway per Uniform Standard Drawing 222.1 required per the Uniform Standard Drawing 222.1 and allow a commercial pan per Uniform Standard Drawing 224. This is merely an outside storage lot. As such, there is minimal traffic volume passing through the curb return which is further supported by the use of two driveways. This site has operated with the existing driveway curb returns and it has not presented an issue in over 40+ years of operation.

### Waiver #5 – Departure Distance along Carey (Easterly Driveway)

The Applicant requests a waiver to reduce the minimum departure distance along Carey Avenue to 5 feet where 190 feet is required. The Site has been in this condition for over 45 years, and the Applicant's use or function of the Site has not been negatively impacted, nor have there been increased safety issues due to the reduced distance.

Thank you for your consideration of this application. Please do not hesitate to contact me with any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/mtf

03/04/26 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate buffering and alternative screening; 3) reduce minimum height for security wire in conjunction with a non-decorative security fence (chain-link); 4) increase fence height; 5) allow an existing non-decorative (chain-link) fence; 6) reduce access gate setback; 7) reduce approach distance; 8) reduce throat depth; and 9) allow existing pan driveways.

**DESIGN REVIEW** for accessory structures (storage containers) in conjunction with an existing office/warehouse building on 0.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located west of Marion Drive and south of Melvin Street within Sunrise Manor. TS/md/kh (For possible action)

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**RELATED INFORMATION:**

APN:

140-17-302-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Marion Drive and Melvin Street where a 10 foot wide minimum landscape strip shall be provided when an existing attached sidewalk is allowed to remain per Section 30.04.01D7.
2.
  - a. Eliminate the required buffering along the south property line where buffering shall consist of a 15 foot landscape buffer per Section 30.04.02C.
  - b. Allow an existing 8 foot high security (6 feet non-decorative block/2 feet barbed wire) wall with barbed wire on top along the south property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
3. Allow security (barbed) wire to be 6 feet above ground where security wire shall be no less than 8 feet above ground and shall not extend beyond the lot line at any point per Section 30.04.03D (a 25% reduction).
4. Allow an existing 8 foot high security (6 feet non-decorative chain link with 2 feet barbed wire) wall along Melvin Street where a maximum decorative fence or wall height of 3 feet is permitted when located in the front setback per Section 30.04.03B (a 100% increase).
5. Allow an existing 8 foot high security (6 feet non-decorative chain link with 2 feet barbed wire) wall within the side street setback where fences and walls along a street (Marion Drive) within the Urban Area shall be decorative per Section 30.04.03B.

6.
  - a. Reduce access gate setback for an existing gate located at the northwest portion of the site along Melvin Street to 5 feet where an access gate shall be set back no less than 18 feet from the property line if open during business hours per Section 30.04.04E (a 72.2% reduction).
  - b. Reduce access gate setback for an existing gate located at the northeast portion of the site along Melvin Street to 5 feet where an access gate shall be set back no less than 18 feet from the property line if open during business hours per Section 30.04.04E (a 72.2% reduction).
7.
  - a. Reduce the throat depth for an existing driveway located at the northwest portion of the site along Melvin Street to 10 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 60% reduction).
  - b. Reduce the throat depth for an existing driveway located at the northeast portion of the site along Melvin Street to 10 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 60% reduction).
8. Reduce the approach distance to the intersection of Marion Drive and Melvin Street to 41 feet where a minimum of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 72.7% reduction).
9.
  - a. Allow an existing pan driveway located at the northwest portion of the site to remain along Melvin Street where a commercial curb return driveway is required per Section 30.04.08 and Uniform Standard Drawing 222.1.
  - b. Allow an existing pan driveway located at the northeast portion of the site to remain along Melvin Street where a commercial curb return driveway is required per Section 30.04.08 and Uniform Standard Drawing 222.1.

#### **LAND USE PLAN:**

#### **SUNRISE MANOR - BUSINESS EMPLOYMENT**

#### **BACKGROUND:**

##### **Project Description**

##### **General Summary**

- Site Address: 4695 Melvin Street
- Site Acreage: 0.50
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 17.5 (existing office/warehouse building)/9.5 (storage containers)
- Square Feet: 6,459 (existing office/warehouse building)/640 (2 existing storage containers - 320 square feet each)
- Parking Required/Provided: 8/10

##### **History and Request**

The subject property was reclassified to an IP zoning district (formerly M-D) via ZC-196-91 by the Board of County Commissioners in November 1991. A use permit for offices in conjunction with a proposed office/warehouse building was subsequently approved by the Planning Commission in September 1998 via UC-1349-98. The site plan associated with UC-1349-98 required street landscaping along Marion Drive and Melvin Street, in addition to landscaping adjacent to the residential use (manufactured home park) located immediately south of the

project site. The landscaping was never installed per the code in effect at the time of the approval (Title 29); therefore, the site must conform to the current landscaping requirements. A waiver of development standards is requested with this application as the existing landscaping along Marion Drive does not comply with Title 30, and street landscaping is not provided along Melvin Street, with the exception of a single tree located behind an existing chain link fence. Furthermore, landscaping has not been provided along the south property line of the project site which is adjacent to an existing manufactured home park. No proposed site improvements, modifications, or new construction is proposed with this request with the exception of 2 existing storage containers, located on the west and south portions of the property.

#### Site Plan

The plans depict an existing single story office/warehouse building that will be utilized for the storage and warehousing of equipment, in addition to accessory administrative offices, necessary to support the operations of an existing mining business. Two existing storage containers are located on the project site. The first storage container is located on the west portion of the site, and is setback 2.5 feet from the west property line, adjacent to an undeveloped property being utilized for outdoor storage. The second storage container is located on the south portion of the site, behind the existing office/warehouse building, and is set back 4 feet from the south property line adjacent to the existing manufactured home park. Access to the site is granted via 2 existing paved driveways, located at the northeast and northwest portions of the site. The site is controlled through 2 existing access gates that will be open during business hours. The access gates are set back 5 feet from the property line along Melvin Street and require a waiver of development standards to reduce the setback. Waivers of development standards are also required to reduce the throat depth for these driveways, in addition to allowing the driveways to remain in lieu of the required commercial curb return driveways. Furthermore, a waiver is also requested to reduce the approach distance to the intersection of Melvin Street and Marion Drive. Eight parking spaces are required where 10 spaces are provided. The existing parking spaces are located to the west of the building, at the southwest corner of the site. The project site is secured by an existing 6 foot high perimeter chain link fence with 2 feet of barbed wire on top of the fence. Waivers of development standards are required to allow the existing chain link fence with barbed wire to remain.

#### Landscaping

A single tree is located behind an existing 6 foot high chain-link fence along Melvin Street, and does not count towards the required street landscaping. A waiver of development standards is requested to eliminate street landscaping along Melvin Street. Several shrubs, in addition to a palm tree, are located within the landscape strip along Marion Drive. However, the existing palm tree is not a permissible species that meets the Title 30 requirement for street landscaping; therefore, requires a waiver of development standards. The absence of the required 15 foot wide landscape buffer with an 8 foot high decorative wall, along the south property line of the site adjacent to the manufactured home park, necessitates a waiver of development standards.

#### Elevations

The previously approved plans depict an existing office/warehouse building measuring up to 17.5 feet in height with a pitched metal roof and constructed with vertical metal panels. The

photographs for the existing storage containers measure 9.5 feet in height. The existing containers are currently not painted to match the existing building.

#### Floor Plans

The previously approved plans depict an existing office/warehouse building measuring 6,459 square feet in area with accessory offices. The storage containers each measure 320 square feet in area.

#### Applicant's Justification

The applicant is the tenant for the existing building and is not proposing any changes to the existing chain-link fence along the north and east sides of the site. The applicant does not have the ability to install landscaping or increase the wall height along the south property line, nor is there adequate room to provide the required buffering and screening. The driveways are existing and the tenant does not have the ability to redesign the driveways. The storage containers are necessary so the tenant can safely and securely store equipment, out of sight from the manufactured home park to the south. The existing site and storage containers are a similar use to what exists in the area.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1349-98	Use permit for offices in conjunction with an office/warehouse building	Approved by PC	September 1998
ET-400183-95 (ZC-196-91)	Second extension of time for zone change	Approved by BCC	November 1995
ET-400076-93 (ZC-196-91)	First extension of time for zone change	Approved by BCC	December 1993
ZC-196-91	Zone change from an R-E zone to an M-D zone	Approved by BCC	November 1991

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70 & APZ-2)	Warehouse with outdoor storage
South	Business Employment	RS5.2 (AE-70 & APZ-2)	Manufactured home park
East	Business Employment	IL (AE-70 & APZ-2)	Warehouse
West	Business Employment	IP (AE-70 & APZ-2)	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.

#### **Waiver of Development Standards #1**

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. The required street landscaping would provide an additional buffer between the existing building, parking lot, and storage container. Furthermore, the site plan associated with UC-1349-98 required street landscaping along Marion Drive and Melvin Street, which was never installed. Staff finds the request to waive the required street landscaping along Melvin Street and Marion Drive is a self-imposed burden; therefore, recommends denial.

#### **Waiver of Development Standards #2**

The intent of requiring buffering and screening adjacent to a less intense zoning district is to ensure the adjacent property is not adversely or negatively impacted by the more intense zoning district. The required 15 foot wide landscape strip and 8 foot high decorative wall would assist in mitigating any potential impact the project site, which includes an existing office/warehouse building and storage containers, would have on the manufactured home park. Furthermore, the site plan associated with UC-1349-98 required landscaping along the south property line adjacent to the residential use, which was never installed. There is an existing 6 foot high block wall with barbed wire on top of the wall along the south property line, with no landscaping, adjacent to the manufactured home park. Staff finds the request to waive the required buffering, screening, and decorative block wall along the south property line is a self-imposed burden; therefore, recommends denial.

#### **Waiver of Development Standards #3**

The intent of establishing a minimum height for security fencing is to maintain a consistent and uniform development pattern between properties for this specific type of fence. Furthermore, maintaining a minimum height of 8 feet for barbed wire ensures that any potential conflicts with pedestrians are minimized, particularly when the security fence is located in proximity to public streets and sidewalks. Staff acknowledges the presence of security fences with barbed wire in the surrounding area. However, this request is a self-imposed burden as well as a safety concern and staff recommends denial.

#### **Waiver of Development Standards #4 & #5**

Staff finds the requests to allow the existing 6 foot high security fences with barbed wire within the front setback, along Melvin Street, and the side street setback, adjacent to Marion Drive, is a self-imposed hardship. Fences and walls are required to be decorative along the street to provide a uniform design aesthetic along street frontages. Therefore, staff recommends denial.

### Waiver of Development Standards #6

The intent of maintaining a minimum access gate setback of 18 feet from the property line, when access gates are open during business hours, is to accommodate a setback equivalent to the length of a full-size automobile. Maintaining a setback of 18 feet ensures that when the access gates are closed during non-business hours, a vehicle would have an adequate driveway depth to enter and exit the site without obstructing the right-of-way. The vehicle would be required to back out into the right-of-way to exit the site when the gates are closed. However, staff finds the reduced setback for the access gates should not create any potential conflicts, as Melving Street does not experience a high volume of traffic during the evening. However, since staff is not supporting the remaining waiver of development standards requests associated with this application, staff recommends denial.

### Design Review

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

The intent of the Industrial Park (IP) zoning district is to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office uses. Industrial uses within this zoning district are typically sited to minimize impacts on adjacent residential neighborhoods and rights-of-way. Staff does not have an objection to the continued use of the building for warehousing purposes. Staff also does not have an objection to the location of the storage container along the west portion of the property, adjacent to an undeveloped parcel with IP zoning. Staff is concerned the storage container along the south property line, adjacent to the manufactured home park, may visually impact the residents due to the absence of buffering and screening. However, due to the totality of the waivers of development standards requested for the project site, which include buffering, screening, and street landscaping, staff recommends denial of the design review.

### Public Works - Development Review

#### Waivers of Development Standards #7 & #8

Staff cannot support the request to reduce the throat depth and approach distance for the driveways on Melvin Street. Staff finds vehicles entering the site will come into conflict with vehicles parked opposite the east driveway. Furthermore, vehicles exiting the site will not have enough distance with traffic approaching the intersection increasing the chance of vehicle collisions.

### Waiver of Development Standards #9

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

**Staff Recommendation**  
Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Paint storage containers to match the color of the existing building;
- 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; applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** STRATEGIC DEVELOPMENT PARTNERS  
**CONTACT:** STRATEGIC DEVELOPMENT PARTNERS, 155 S. WATER STREET, SUITE 220, HENDERSON, NV 89015



*LAS Consulting  
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December 11, 2025

Mr. Mark Donohue, Principal Planner,  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter—APR 24-100521/ APN: 140-17-302-007

Dear Mr. Donohue:

Please accept this as our request for an Office/Warehouse within an existing building.

**Description**

The property is located on the southwest corner of Melvin and Marion. The property is designated Business Employment (BE) on the Land Use Plan, and the property is Zoned Industrial Light (IL), Overlay District- AE-70, APZ-2. To the south is an existing mobile home park that was built in the mid-1980s. This is an existing building and site. The building was built in 2000. Apex Materials currently utilizes the property for administrative offices and storage. The property was approved for an office in conjunction with a 6500+/-square foot Office/Warehouse by Use Permit UC-1349-98.

We are requesting permission to use two Conex storage containers at this site for storage purposes. No additions or modifications are being made to the site. The applicant is a tenant on the site and is limited in what they are allowed to do on the site. They are painting the Conex boxes the same color as the building, and will provide screening to the residences to the south. WSB Investments, LLC, owns the adjacent parcels (140-17-302-011, 012) to the west. They are separate in ownership from the tenants (Apex Materials), although the members share the same last name; however, the first names differ (see attached Secretary of State information in the disclosure forms). The site is surrounded by a chain-link fence with landscaping inside. There are

two driveways with gates that remain open during business hours. They intend to close one of the driveways to improve the site.

### **Applications Requested**

Design Review- To allow two Conex boxes in the parking lot.

Waiver of Development Standards #1--Request to waive the requirement for driveways to meet Standard Drawing 222.1 and allow the existing driveway to remain as is with no radii. We are adding pavement behind the existing sidewalk to allow for ADA access.

Waiver of Development Standards #2-- Request for a waiver to Section 30.04.03D, requiring that the security wire shall be no less than 8 feet above the ground. The fence along the eastern boundary is six feet high, with wire on top. Therefore, it doesn't meet the 8 feet required by code. They are not making any changes to the building or site, and the applicant is the tenant, so they are limited in what they are able to change on the site.

Waiver of Development Standards #3-- Request for a waiver of Section 30.04.01 for street landscaping. *There are existing trees, but they do not currently meet the standard for street trees, therefore, we are requesting a waiver. We understand there is a fee in lieu of the trees. There are 5 required trees on Melvyn and 4 on Marion. This request is for a tenant who does not have the ability change the exterior of the site.*

Waiver of Development Standards #4- Request for a waiver of Section 30.04.02 Buffering and Screening along the south property line, adjacent to the existing manufactured home park. *This is an existing site. This request is for a tenant who does not have the ability to install landscaping or increase the wall height, nor is there adequate room to do either. Therefore, we are requesting a waiver for both.*

Waiver of Development Standards #5--Request to waive the requirement for driveways to meet a 25-foot throat depth per Standard Drawing 222.1. The existing driveways are 10 feet, where 25 feet are required. *This is an existing site. This request is for a tenant who does not have the ability to redesign the driveways; therefore, we are requesting a waiver for both driveways.*

The applicant is the tenant and is limited in the changes they can make to the site. They are in need of the Conex boxes so they can store equipment safely, and out of sight of

the residential area to the south. This is a similar use to what exists in the area, and we respectfully request approval.

Yours truly,

Lucy Stewart