Sunrise Manor Town Advisory Board

Hollywood Recreation Center
1650 S. Hollywood Blvd.
Las Vegas, NV 89142
October 15, 2026
6:30pm

AGENDA

Note:

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

Board/Council Members:	Sondra Cosgrove, Chair Earl Barbeau, Vice-Chair Harry Williams, Member	Stephanie Jordan, Member
Secretary:	Jill Leiva, 702-334-6892, jillniko@hotmail.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

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

III. Approval of Minutes for October 1, 2026. (For possible action)

IV. Approval of the Agenda for October 15, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: None

VI. Planning and Zoning

10/06/26 PC

1. **UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:**
USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor. TS/jl/kh (For possible action) 10/06/26 PC

11/03/26 PC

2. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) 11/03/26 PC

11/04/26 BCC

3. **ET-26-400090 (UC-23-0449)-A & A REVOCABLE LIVING TRUST & COLIN IMANI LIVING TRUST:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** allow a vehicle wash as a principal use within the Airport Environs (APZ-2) Overlay; **2)** allow a service bay door facing a street without screening; and **3)** reduce the separation of a vehicle wash from a residential use. **DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** a proposed vehicle wash facility on a portion of 3.83 acres in an IP (Industrial Park) Zone within the Airport Environs (APZ-2) Overlay. Generally located east of Lamb Boulevard and north of Lake Mead Boulevard within Sunrise Manor. TS/hw/kh (For possible action) 11/04/26 BCC

4. **UC-26-0602-STERLING, VALANDO:**
USE PERMIT to allow outdoor storage not accessory to an indoor primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate buffering and screening; and **2)** modify residential adjacency standards.
DESIGN REVIEW to allow outdoor storage on 2.3 acres in an IP (Industrial Park) Zone. Generally located north of Fremont Street and west of Mojave Road within Sunrise Manor. TS/bb/kh (For possible action) 11/04/26 BCC

5. **UC-26-0604-LOS FELIZ, LLC:**
USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** waive full off-site improvements.
DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 82.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Alto Avenue and west of Los Feliz Street within Sunrise Manor. MK/mh/kh (For possible action) 11/04/26 BCC

VII. General Business: None

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

IX. Next Meeting Date: November 12, 2026.

X. Adjournment.

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

Sunrise Manor Town Advisory Board

October 1, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –EXCUSED	Stephanie Jordan – PRESENT
	Earl Barbeau-Vice Chair-PRESENT	Roxy Pais & Josue Morales -Planning
	Harry Williams-Member-PRESENT	Vivian Kalarski-Planning Commissioner
Secretary:	Jill Leiva	
County Liaison:	Jorge Garcia Ardon	

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

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

II. Public Comment: None

III. Approval of September 10, 2026 Minutes
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for October 1, 2026
Moved by: Ms. Jordan
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning
10/06/26 PC

1. **UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:**
USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone . Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor. TS/jl/kh (For possible action) 10/06/26 PC

NO APPLICANT PRESENT HOLD TO OCTOBER 15, 2026 MEETING

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2. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC
Moved by: Mr. Williams
Action: Denied per staff recommendations
Vote: 3-0/Unanimously

3. **UC-26-0548-ROUHIYE ZAYNALI, LLC:**
USE PERMITS for the following **1)** vehicle maintenance and repair; **2)** vehicle body shop **3)** outdoor storage; and **4)** vehicle sales on 1.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/tpd/cv (For possible action) 10/20/26 PC
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

4. **UC-26-0568-HOLIDAY TRAVEL PARK, LLC:**
USE PERMIT for vehicle maintenance and repair on a portion of 9.31 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/dd/cv (For possible action) 10/20/26 PC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

5. **WS-26-0576-HERNANDEZ SEBASTIAN MAYO:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single-family residence on 0.92 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Judson Avenue and west of Linn Lane within Sunrise Manor. MK/sd/cv (For possible action) 10/20/26 PC
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

6. **WS-26-0584-TAFOYA JOHN C:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; and **2)** eliminate and reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Patterson Avenue and west of Carillo Street within Sunrise Manor. TS/rp/cv (For possible action) 10/20/26 PC
Moved by: Ms. Jordan
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

7. **PA-26-700040-KBRM02, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 3.72 acres. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/gc (For possible action) 10/20/26 PC
Moved by: Ms. Barbeau
Action: Adopted per staff recommendations
Vote: 3-0/Unanimously

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8. **ZC-26-0565-KBRM02, LLC:**

ZONE CHANGE to reclassify 3.72 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor (description on file). MK/gc (For possible action) 10/20/26 PC

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

9. **UC-26-0566- KBRM02, LLC:**

USE PERMIT for truck parking and staging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; and **2)** modified residential adjacency standards.

DESIGN REVIEWS for the following: **1)** truck parking and staging; and **2)** outdoor storage on 3.72 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/rr/cv (For possible action) 10/20/26 PC

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

10/21/26 BCC

10. **ET-26-400077 (UC-24-0274)-GOLDEN BAR N LOUNGE, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.

DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located west of Nellis Boulevard and south of Stanley Avenue within Sunrise Manor. TS/lm/cv (For possible action) 10/21/26 BCC

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

11. **ET-26-400079 (ZC-23-0931)-CHARLES LAMB, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced parking; and **2)** reduced street landscaping.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a restaurant; and **3)** a multi-family residential development on 3.20 acres in a CG (Commercial General) Zone and an RM50 (Residential Multi-Family 50) Zone. Generally located south of Charleston Boulevard and east of Lamb Boulevard within Sunrise Manor. TS/hw/cv (For possible action) 10/21/26 BCC

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

12. **UC-26-0579-PEREZ ROBERTO & GONZALEZ FRANCISCO E:**

USE PERMITS for the following: **1)** outdoor storage and display; and **2)** livestock, small.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** eliminate street landscaping; **3)** reduce gate setback; **4)** eliminate the drainage study; and **5)** waive full off-site improvements.

DESIGN REVIEW for outdoor storage and display and related retail on 2.37 acres in an IP (Industrial Park) Zone with the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/sd/cv (For possible action) 10/21/26 BCC

Moved by: Ms. Jordan
Action: Approved with if approved conditions
Vote: 3-0/Unanimously

13. **WS-26-0544-HAMPTON APTS, INC.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a commercial pan driveway to remain; and **2)** traffic study and compliance.

DESIGN REVIEW for modifications to an existing multi-family residential development on 24.13 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and east of Nellis Boulevard within Sunrise Manor. JG/jm/cv (For possible action) 10/21/26 BCC

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

14. **ZC-26-0501-DIAMOND ALTO, LLC:**

ZONE CHANGE to reclassify 2.1 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/rk/cv (For possible action) 10/21/26 BCC

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

15. **WS-26-0502-DIAMOND ALTO, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce buffering and screening; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow an attached sidewalk; and **6)** alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse complex on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action) 10/21/26 BCC

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

16. **TM-26-500116-DIAMOND ALTO, LLC:**

TENTATIVE MAP consisting of 1 industrial lot on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action) 10/21/26 BCC

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

17. **ZC-26-0560-PROPERTY PROJECT 74:**

ZONE CHANGE to reclassify a 0.58 acre portion of 2.11 acres from an RS20 (Residential Single-Family 20) Zone and an RM32 (Residential Multi-Family 32) Zone to a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Street within Sunrise Manor (description on file). TS/rk (For possible action) 10/21/26 BCC

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

18. **VS-26-0561-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Harris Avenue located between Nellis Boulevard and Betty Lane within Sunrise Manor (description on file). TS/jud/cv (For possible action) 10/21/26 BCC

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

19. **UC-26-0562-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:**
USE PERMITS for the following: **1)** vehicle wash; and **2)** vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase maximum parking; **3)** modify residential adjacency standards; and **4)** reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 3.50 acres in a CG (Commercial General) Zone. Generally located on the east side of Nellis Boulevard and north side of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action) 10/21/26 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimously

20. **TM-26-500129-LAMB INDUSTRIAL CONDOS, LLC & NELLIS HARRIS REVERSE, LLC:**
TENTATIVE MAP consisting of 1 lot on 3.50 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action) 10/21/26 BCC
Moved by: Mr. Williams
Action: Approved Use Permit #2, Waivers 1, 3, 4 & Design Review. Denied Use Permit #1 & Waiver #2. Conditions that design review shows pad site w/ utility improvements.
Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: A neighbor commented that on the East side applications have a lot of waivers, that owners need to comply, and properties need to be checked on. Ms. Weaver had questions about SID's and who to talk to.

IX. Next Meeting Date: The next regular meeting will be October 15, 2026

X. Adjournment
The meeting was adjourned at 8:30pm

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10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0495-AGUILAR BERNARDO MORENO & BACA NORMA L.:

USE PERMIT for a proposed home occupation in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wyoming Avenue and east of Lucerne Street within Sunrise Manor. TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:
161-05-610-301

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4720 E. Wyoming Avenue
- Site Acreage: 0.16
- Project Type: Home occupation
- Number of Stories: 1 (existing residence)
- Square Feet: 2,108 (existing residence)

Site Plan & Request
The site plan and elevations show an existing single-family residence with access from Wyoming Avenue from the south. The existing, attached garage is the proposed location for a home occupation to sell kitchen parts and supplies. Floor plans show that the garage would include designated storage areas for merchandise. This use permit is requested to allow customers on-site in conjunction with a home occupation.

Landscaping
Landscaping is neither required nor apart of this request.

Applicant's Justification
The applicant states that there will be no alterations to the property. They also state they keep limited stock and normally deliver products elsewhere, so having customers on-site will be infrequent, although occasionally needed. When customers are on-site, there will not be more than 1 customer at a time. There will be no deliveries to the residence since the applicant picks up the products with their personal vehicle.

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Surrounding Land Use

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

Clark County Public Response Office (CCPRO)
CE25-24987 is an active zoning violation for operating a business without a business license.

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

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

Staff finds that the proposed operation is not compatible with the intent of the residential zone district and with the surrounding neighborhood. Although the request would only allow up to 1 customer at a time, staff is concerned for the impact to neighbors. The proposed business activities will likely be highly visible to the neighborhood, as the business is proposed out of an existing garage facing other residences. 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:

- 1 year to obtain a business license or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use

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application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: BERNARDO MORENO AGUILAR
CONTACT: BERNARDO MORENO AGUILAR, MORENO'S KITCHEN SUPPLIERS, 4720 E. WYOMING AVENUE, LAS VEGAS, NV 89104

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REISMAN SOROKAC

Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

September 1, 2026

Via email: jad@clarkcountynv.gov
Jennifer Ammerman
Deputy Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: Southwest corner of Dean Martin Drive and Raven Avenue ("Property")
Text Amendment ("Applications")
Justification Letter

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.

(c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.

The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN·SOROKAC

Elizabeth M. Sorokac

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (*via email: mdonohue@clarkcountynv.gov*)
Zoning (*via email: zoning@clarkcountynv.gov*)

11/03/26 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591-:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:
Project Description
Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	C	C	C	S	S

i. Location and Access
(a) Shall be accessed from an arterial or collector street.
(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

The applicant is proposing that this table and section of code be amended to read:

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Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1:

Zoning District	**RS80**	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	S	S	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
   (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification
The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

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

Analysis
Comprehensive Planning
A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions. of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, 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 rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

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11/04/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400090 (UC-23-0449)-A & A REVOCABLE LIVING TRUST & COLIN IMANI LIVING TRUST:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** allow a vehicle wash as a principal use within the Airport Environs (APZ-2) Overlay; **2)** allow a service bay door facing a street without screening; and **3)** reduce the separation of a vehicle wash from a residential use.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a proposed vehicle wash facility on a portion of 3.83 acres in an IP (Industrial Park) Zone within the Airport Environs (APZ-2) Overlay.

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

RELATED INFORMATION:

APN:
140-20-211-002

RELATED APN:
140-20-211-003

USE PERMITS:
1. Allow a vehicle wash facility within the APZ-2 Overlay District where required per Table 30.48.
2. Allow a service bay door facing a street (Lake Mead Boulevard) without screening where screening is required per Table 30.44-1.
3. Reduce the separation between a vehicle wash facility and a residential use to 82 feet where 200 feet is the minimum per Table 30.44-1 (a 59% reduction).

DESIGN REVIEWS:
1. Increase finished grade to 42 inches (3.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 17% increase).
2. Vehicle wash facility.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

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BACKGROUND:

Project Description

General Summary

- Site Address: 2062 Lamb Boulevard
- Site Acreage: 2.17 (portion)/3.83 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 5,616
- Parking Required/Provided: 3/25 (approved 6/28)

Site Plan

The approved plan depicts an undeveloped 2.17 acre site at the northwest corner of Lake Mead Boulevard and Lamb Boulevard. The plans showed the proposed vehicle wash facility will be located within the northern portion of the site with a previously approved convenience store, vehicle service, and gasoline station facility (UC-18-0168) located in the southern portion of the site. The proposed vehicle wash building was in the northwest corner of the overall site and was set back 82 feet from the northern property line, 160 feet from the eastern property line, and 93 feet from the western property/Lamb Boulevard right-of-way. The building was shown to be 5,616 square feet. The plans indicated residential uses are present to the north and east. The vehicle wash building was surrounded on all 4 sides by either a drive aisle or parking lot. A canopy and pay stations were provided approximately 96 feet to the east of the vehicle wash building with a setback of 27 feet from the property line with the adjacent manufactured home park. Vacuum stalls were provided to the west of the vehicle wash building. The site was accessed by 2 commercial driveways along Lamb Boulevard, with the northernmost driveway being exit only and the central driveway being shared between the vehicle wash and the development to the south. A shared access driveway was shown along Lake Mead Boulevard. Parking is provided in 2 parking areas; 1 to the immediate west of the vehicle wash building and 1 to the southeast of the building. The parking area to the southeast contains 6 parking spaces mainly for employees and the area to the west contains 22 parking spaces that also serve as vacuuming stalls. The employee parking area to the southeast of the building was modified with AV-25-900391, which reduced the employee parking area to 3 parking spaces. The provided cross sections showed a maximum grade increase of 3.5 feet is required. The cross sections showed that this increase in grade is primarily needed along the building edges to deal with differences in elevation from the street and surrounding development.

Landscaping

The plans showed a significant amount of street and perimeter landscaping has been provided on the site. The plans showed along the northern and eastern perimeters of the subject site, an intense landscape buffer has been provided per Figure 30.64-12. The intense landscape buffer consists of evergreen trees spaced 10 feet on center in 2 rows. In addition, a 6 foot decorative wall is being placed along the perimeter as well. Along the street, a total of 10 trees were provided where 9 trees are required. The trees have been provided in a single row behind the attached sidewalk within 20 foot landscape strips. Trees were generally spaced 25 feet on center. Within the employee parking area, terminating islands along with a large, landscaped area in

front of the parking spaces was provided with 6 parking spaces between the islands. AV-25-900391 also revised the parking area landscaping by reducing the number of parking spaces between landscape finger islands to 3 parking spaces. Within the vacuum parking area, along the west side of the parking area, terminating islands were provided with a 20 foot landscape strip in front of the parking spaces with 12 parking spaces between the trees being provided. On the east side of the parking area, 3 landscape islands are provided with 5 parking spaces between islands. To the east of vehicle wash building, 79 foot to 108 foot landscaped area with various trees and shrubs was provided as an additional buffer to the residential area to the east.

Elevations

The approved plans depict a 30 foot tall vehicle wash building. The exterior of the building will consist mainly of painted CMU block and foam paneling. The main portion of the building will consist of white painted EIFS foam paneling with various grey paneling interspersed and grey painted CMU block used to break-up to the façade. Black and pink foam trim is used along pop-out and articulations as an accent. A tilted metal roof is also used in the central portion of the building while the rest of the building contains a flat roof with alternating articulation heights. Open air windows are provided at periodic intervals along the east and west sides of the building with a commercial window door system for internal access found in the northeast corner of the building. The elevations also depict the pay station canopy to be 17 feet tall with similar white, black, grey, and pink EIFS siding.

Floor Plan

The approved plan indicates the vehicle wash building measures 5,616 square feet with most of the space taken-up by a 3,700 square foot tunnel where the washing occurs and a 1,202 square feet mechanical room for care of the mechanical equipment occurs. The remaining space is taken-up by an office space located in the northeast portion of the building that contains an office, lobby, breakroom, and bathroom.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900517:

Current Planning

- Until October 4, 2026 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No objection.

Listed below are the approved conditions for AV-25-900391:

Current Planning

- Until July 2, 2027.
- Applicant is advised that the application must commence by the stated date or the application will expire unless extended by an administrative extension of time; UC-23-

0449 must commence by October 3, 2025 unless extended by approval of an extension of time; 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

- Drainage study and compliance;

Fire Department

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

Listed below are the approved conditions for UC-23-0449:

Comprehensive Planning

- Landscaping shall be provided per plans;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0301-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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Applicant's Justification

Since approval of the previous extension of time, substantial progress toward satisfying the remaining County requirements and advancing the project to construction has been made. The project has remained active throughout the extension period by working through the requirements of the required technical reviews, permits, and agency approvals. The improvement and grading plans are currently progressing through the Clark County Building Department (CCBD) review process, with final grading approval anticipated near the end of October 2026. Because the remaining Building Department approval is anticipated shortly after the application expiration date, an additional extension of time to allow the permitting process to be completed and construction to commence is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900517 (UC-23-0449)	First extension of time for a use permit and design review for a vehicle wash	Approved by ZA	July 2025
AV-25-900391	Minor modifications to previous plans for a vehicle wash	Approved by ZA	July 2025
UC-23-0449	Use permit and design review for a vehicle wash	Approved by BCC	October 2023
TM-23-500081	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	August 2023
ET-23-400048 (UC-18-0168)	Third extension of time for a vehicle service facility	Approved by BCC	July 2023
WS-21-0380	Waivers of development standards for modifications to an approved convenience store and gasoline station	Approved by BCC	August 2021
DR-19-0031	Design review for increased finished grade	Approved by BCC	April 2019
UC-18-0672	Use permit for a vehicle paint and body shop in conjunction with a previously approved vehicle service facility	Approved by BCC	October 2018
WC-18-400198 (ZC-18-0168)	Waived the conditions of a zone change to allow a vehicle paint shop	Approved by BCC	October 2018
TM-18-500131	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	September 2018
WC-18-400054 (ZC-0307-11)	Waived the conditions of zone change requiring 24 inch box trees only within street landscape areas	Approved by BCC	April 2018
UC-18-0168	Use permit for a vehicle service complex with convenience store, gasoline station, tire sales and installation, vehicle maintenance, vehicle paint and body shop, vehicle repair, vehicle rental, and vehicle sales	Approved by BCC	April 2018
TM-0125-12	Tentative map for a 1 lot commercial subdivision - expired	Approved by PC	January 2013

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-11	Zone change from R-E, R-T, R-4, and C-2 zoning to M-D zoning for a convenience store and service station	Approved by BCC	August 2011
ZC-1083-00	Zone change to R-T zoning for Title 30	Approved by BCC	September 2000
VC-1003-96	Variance to allow a 6 foot block wall along Lamb Boulevard with reduced mobile home setbacks and landscaping - expired	Approved by PC	July 1996
ZC-1161-94	Zone change from R-2 and R-4 to C-2 zoning for a shopping center - reduced to C-1 zoning - expired	Approved by BCC	November 1994
VC-422-90	Variance to allow 10 existing mobile homes within an existing nonconforming mobile home park and a 10 foot screen wall - expired	Approved by PC	August 1990
VC-573-83	Variance to allow recreational vehicles as residences within an existing nonconforming mobile home park - expired	Approved by BCC	February 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.5 (AE-65 & APZ-2)	Single-family residential
South	Neighborhood Commercial	CG (APZ-2)	Restaurant & retail building
East	Business Employment	RS5.5 (AE-65 & APZ-2)	Manufactured home park
West	Business Employment; Corridor Mixed-Use; & Public Use	RS3.3 & CG (AE-65 & APZ-2)	Convenience store, gasoline station, place of worship, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds this is the first extension of time for this application through the public hearing process and there are numerous technical review permits in process through the Public Works and Building Departments. These permits include building and off-sites permits. The applicant has also shown work is on-going and close to complete regarding various other building permits for the proposed structures on the site. Additionally, staff finds, while there has been minor changes to the proposed project, there are no discernable changes in the circumstances of the surrounding area with no new regulations that would significantly impact the proposed project. Staff finds the applicant is diligently progressing toward commencement, and the continuation of this application will not negatively impact the site or the surrounding area. For these reasons, staff can support this request.

Public Works - Development Review
The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 4, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

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APPLICANT: CIRCLE K STORES
CONTACT: JON GORMAN, 10333 E. DRY CREEK ROAD, SUITE 400, ENGLEWOOD, CO 80112

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11/04/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0602-STERLING, VALANDO:

USE PERMIT to allow outdoor storage not accessory to an indoor primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate buffering and screening; and **2)** modify residential adjacency standards.
DESIGN REVIEW to allow outdoor storage on 2.3 acres in an IP (Industrial Park) Zone.

Generally located north of Fremont Street and west of Mojave Road within Sunrise Manor. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:
162-01-601-013; 162-01-601-015

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Eliminate an 8 foot high decorative screen wall along the north and south property lines where required per Section 30.04.02C.
   b. Eliminate the landscape buffers along the north and south property lines where adjacent to a commercial zone where 15 feet is required per Section 30.04.02C (a 100% reduction).
2. Allow outdoor storage adjacent to a residential zone where not permitted per Section 30.04.06E.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT
SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Outdoor storage
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 128
- Parking Required/Provided: 7/7
- Sustainability Required/Provided: 7/1

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Site Plans

The plans depict a 2.3 acre property with an asphalt hard surface for outdoor storage of equipment on the northeast side of Fremont Street. Access is shown by a driveway at the southwest corner of the property through a gated entry that is set back 72 feet from Fremont Street. An attached sidewalk is currently located along Fremont Street with a new pedestrian sidewalk shown on both sides of the entry driveway leading to the interior of the site past the gated entrance. The south side sidewalk connects to a 5 foot pedestrian access that follows the south property line to the central part of the property on the south property line where 8 parking spaces are located. A trash enclosure is shown on the south property line and divides the parking spaces. The entry gate will remain open during business hours.

Landscaping

The plans show a 10 foot wide landscape strip along Fremont Street. A 15 foot wide landscape buffer with an 8 foot high decorative wall is shown adjacent to the manufactured home residential property at the north side of the property. An additional 15 foot wide buffer area is shown adjacent to the landscape buffer to keep outdoor storage at least 30 feet from the residential property line. The existing 6 foot high fence on the remaining property lines will be replaced with 8 foot high CMU block walls. The perimeter property lines adjacent to commercial zoned property are the subject of a waiver request to not provide required buffer landscaping. An existing wrought iron fence will be relocated along Fremont Street to the east side of the street landscaping.

Elevations

The plans depict a guard shack up to 8 feet by 20 feet (160 square feet) in area and up to 11 feet in height located adjacent to the parking spaces at the south central area of the property.

Floor Plans

The guard shack has an elevated entry door, small windows, and an open floor plan.

Applicant's Justification

The applicant is proposing outdoor storage for equipment with a new 8 foot wall on all sides of the property and gated access from Fremont Street at the southwest corner of the site. A 20 foot by 8 foot guard trailer will be provided for operations between 7:00 a.m. through 7:00 p.m. A 32 foot commercial driveway with 10 foot wide landscaping is shown along Fremont Street. The storage yard is not open to the public and the 8 foot wall surrounding the site will provide adequate screening. The area adjacent to existing residential uses will be buffered with landscaping, 8 foot decorative wall, and an additional 15 foot buffer area without storage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0693	Zone change to reclassify the subject parcels to M-D zoning for a towing business and yard	Approved by BCC	October 2018
ZC-0118-16	Zone change to reclassify the subject parcels to C-2 zoning with no specific development plans	Approved by BCC	April 2016

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Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1853-05 (ET-0091-11)	Second extension of time to reclassify these parcels and an adjacent parcel from H-2 and R-4 to H-1 zoning for a future commercial development - expired	Approved by BCC	November 2011
UC-0946-07 (ET-0090-11)	Second extension of time for a resort condominium development - expired	Approved by BCC	November 2011
UC-0946-07	Resort condominium development, increased building height, including associated waivers and design review - expired	Approved by BCC	September 2007
ZC-1853-05	Zone change to reclassify these parcels and an adjacent parcel from H-2 and R-4 to H-1 zoning for a future commercial development - expired	Approved by BCC	January 2006
ZC-2101-96 (ET-0063-99)	First extension of time on a zone boundary amendment to H-1 zoning for a resort hotel - expired	Approved by BCC	April 1999
ZC-2101-96	Amended parcels and an adjacent parcel from H-1 and H-2 to H-1 zoning with a use permit for a resort hotel - expired	Approved by BCC	February 1997
UC-2100-96	Automobile sales - expired	Approved by PC	January 1997

There were additional extensions of time on previous land use approvals that included the parcels in this request and have subsequently expired.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Entertainment Mixed-Use; & Business Employment	RS5.2, IL, & CG	Manufactured home park, industrial development, & commercial development
East	Business Employment & Entertainment Mixed-Use	IL & CG	Industrial development & commercial development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	H-2, CG, & RS5.2	Nightclub with tavern, restaurant & commercial development
South	Entertainment Mixed-Use	H-2 & CG	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

A primary use and building are required in the IP zone with outdoor storage limited as accessory to an indoor primary use building square foot area. Outdoor storage as a primary use in the IP zone is not compatible with the surrounding area. Excessive outdoor storage, parking, and storage along Fremont Street is not compatible with the Master Plan Policy SM-1.3 and corridor revitalization. The use of this property for outdoor storage with a guard trailer is not consistent with the Master Plan support of neighborhood centers and Policy SM-2.5. Therefore, staff cannot support the use permit.

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

Eliminating the required decorative wall and 15 foot buffer landscaping adjacent to the existing commercial property is not compatible with outdoor storage as a primary use along the Fremont Street corridor and will not adequately buffer the surrounding area. Therefore, staff cannot support the waiver request.

Waiver of Development Standards 2

Outdoor storage adjacent to residential uses is not compatible. The surrounding area has an existing concentration of outdoor storage and parking. Therefore, staff cannot support the waiver request.

Design Review

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

The proposed storage yard and guard trailer is not compatible with the surrounding development and adjacent residential area. A large amount of existing storage uses are located in this area of Sunrise Manor creating an unsightly and undesirable appearance. Therefore, 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.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance in the future if building with a finish floor is constructed.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STERLING VALANDO
CONTACT: CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

DRAFT

CIVILONE

September 4, 2026

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Fremont Street Storage Yard - APN 162-01-601-013, and 162-01-601-015

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for a storage yard, a Use Permit for outside storage, and a waiver of development standards to allow a outdoor storage yard and to waive the landscape buffer requirement for an IP zone, adjacent to an CG, H2, & IL zone. The proposed project is located at the northeast corner of the intersection of E Oakey Boulevard and Fremont Street. The 2.3-acre site is further identified as APN's 162-01-601-013 and 162-01-601-015. This application requests a Design Review for a paved storage yard and a Use Permit for outdoor storage, in an IP zone.

The parking requirement for the guard house is 1 parking space per 500 sq ft. The guard house is 160 sq ft for a total of 1 required space. The proposed site provides 2 spaces.

Design Review:
The proposed storage yard will be used to store equipment for lease. The storage yard will be improved with asphalt pavement to provide dust control. One gated entry will be provided along Fremont Street. The parcels currently have a chain link fence along the northwest and southeast parcel lines. There is an existing 6 ft CMU wall along the northeast property line. The current chain link fencing will be removed and replaced with an 8-ft high-decorative CMU wall around the entire site. The storage shall not be stacked or piled above the height of any screen wall. A security guard will be utilized for this development and a 20' by 8' guard shack lies near the entrance to the storage yard. A 5 ft sidewalk and pedestrian gate have been provided from Fremont Street to the site for pedestrian connectivity. Fremont Street lies adjacent to the southwest property line. Fremont Street is fully improved with curb, gutter, sidewalk and streetlights. There is an existing median cut for left turns in from the north. A 32-ft commercial driveway will be proposed for site entrance along with alternative landscaping in the small remaining frontage.

The proposed private storage yard is not open to the public. There will be one security employee assigned to the yard. The security guard is only on-site during business hours, otherwise the gates are locked. The gates will remain open during the business hours of 7am to 7 pm, seven days a week except for federal holidays

333 N. Rancho Drive, Suite 900
Las Vegas, NV 89106
O. 702.870.8771 | F. 702.878.2695

Use Permit:
The applicant is seeking a use permit for outdoor storage within an Industrial Park (IP) zoning. Title 30.03.07 D 4(d) in the IP district, requires the outdoor storage to be accessory to an indoor primary use, located behind the front fence of the primary building, and shall not obstruct any pedestrian walkways. The proposed use will 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. This use is conforming to the surrounding uses and will improve an otherwise empty lot. The applicant is proving an 8ft high CMU wall along the property lines, a 15 ft landscaping buffer adjacent to the residential developments and landscaping along the Fremont Street frontage. Every effort is being made to lessen the impact of the outdoor storage yard on the adjacent residential neighborhood to the northwest.

The site is bordered by similar uses to the west portion, northwest and southeast with Commercial General (CG) zoning and existing storage yards. A portion of the northwest property borders an existing mobile home park zoned Residential Single-Family 5.2 (RS5.2). An existing Industrial Park is adjacent to the northeast property line zoned Industrial Light (IL). Fremont Street borders the southwest property line.

Waiver of Development Standards:
The applicant is requesting a waiver of development standards for outdoor storage when not permissible as primary or accessory use, when residential adjacency standards apply per sec 30.04.06E. A portion of the northwest property borders an existing mobile home park zoned Residential Single-Family 5.2 (RS5.2). The applicant is proving an 8ft high CMU wall along the property lines, and a 15 ft landscaping buffer adjacent to the residential development. Every effort is being made to lessen the impact of the outdoor storage yard on the adjacent residential neighborhood to the northwest.

The applicant is requesting a waiver of the landscape buffer requirement for an IP zone, adjacent to a CG, H2, and IL zone per sec 30.04.02C. The applicant owns the adjacent properties to the southeast. The entrance to the project does not lend itself to a 15' landscape buffer as it is only 100' wide. The entire site will be screened by an 8' CMU wall, with the remaining adjacent parcels, less the residential, containing a junkyard to the northwest and industrial building to the north. The perimeter landscaping is unnecessary given the location of the project and the surrounding areas.

Pursuant to Section 30.40.05 of the Clark County Design Guidelines, sustainability for non-residential development, the site must achieve seven (7) sustainability points. Due to the type of development being reviewed, it is nearly impossible to provide 7 sustainability points. Most points are awarded with the development of a building; however, the requested storage yard does provide 1 sustainability points for landscaping. One for water efficient planting. This development will provide one (1) sustainability points.

The proposed site is an in-fill project, developing the last parcel in the area. The development of this parcel provides security for the area and will improve the industrial feel of the neighborhood. The approval of this request will conform to the existing land use and will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
CivilOne

David Turner,
VP of Business Operations

CIVILONE

September 9, 2026

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Fremont Street Storage Yard - APN 162-01-601-013, and 162-01-601-015

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Conditions from ZC-0693-18 for landscaping. The proposed project is located at the northeast corner of the intersection of E Oakey Boulevard and Fremont Street. The 2.3-acre site is further identified as APN's 162-01-601-013 and 162-01-601-015.

Waiver of Conditions:
ZC-0693-18 is an entitlement that was applied for and approved by the previous owner for a towing yard. The applicant, who has no knowledge of this nearly eight-year-old entitlement has been directed by Clark County Current Planning to file a Waiver of Conditions application to waiver the condition of landscaping for the previously approved ZC-0693-18.

Additionally, the applicant is requesting a waiver of development standards of the landscape buffer requirement for an IP zone, adjacent to a CG, H2, and IL zone per sec 30.04.02C. The applicant owns the adjacent properties to the southeast. The entrance to the project does not lend itself to a 15' landscape buffer as it is only 100' wide. The entire site will be screened by an 8' CMU wall, with the remaining adjacent parcels, less the residential adjacency, containing a junkyard to the northwest and industrial buildings to the north. The perimeter landscaping is unnecessary given the location of the project and the surrounding areas.

The proposed site is an in-fill project, developing the last parcel in the area. The development of this parcel provides security for the area and will improve the industrial feel of the neighborhood. The approval of this request will conform to the existing land use and will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
CivilOne

For: David Turner,
VP of Business Operations

333 N. Rancho Drive, Suite 900
Las Vegas, NV 89106
O. 702.870.8771 | F. 702.878.2695

11/04/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0604-LOS FELIZ, LLC:

USE PERMIT for a communication tower and all ancillary equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** waive full off-site improvements.
DESIGN REVIEW for a proposed communication tower and ancillary equipment on a portion of 82.62 acres in an RS20 (Residential Single-Family 20) Zone.

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

RELATED INFORMATION:

APN:
140-14-201-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase retaining wall height to 9 feet where a maximum height of 3 feet is permitted per Section 30.04.02C (a 200% increase).
2. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Alto Avenue where required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Los Feliz Street where required per Section 30.04.08C.
   c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cheyenne Avenue where required per Section 30.04.08C.

LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.03 (subject portion)/82.62 (overall)
- Project Type: Communication tower and ancillary equipment
- Structure Height (feet): 87

Site Plans
The plans depict a 1,500 square foot compound in the northeast corner of the parcel, accessed via Los Feliz Street to the east by a 20 foot wide access and utility route. A 16 foot wide access gate is proposed in the southeast corner of the compound. The compound will feature a multi-carrier,

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87 foot high communication tower and ancillary equipment within the 1,500 square foot compound, secured by CMU walls up to 8 feet in height. A 9 foot high retaining wall is located along the south portion of the compound, which is the subject of a waiver of development standards request. The tower area is set back approximately 677 feet from the north property line, 40 feet from the east property line, 2,108 feet from the south property line, 1,246 feet from the west property line, and 1,336 feet from the nearest residential development, which is to the west of the site.

Landscaping
Landscaping is not required or proposed with this application.

Elevations
The plans depict an 87 foot high monopole communication tower, with a tower base of 80 feet and an additional 7 feet for fronds. Ground equipment will be enclosed within a compound around the tower. The tower will be structurally designed to accommodate multiple antennas.

Applicant`s Justification
The applicant states that the proposed communication tower is necessary to improve wireless coverage, capacity, and reliability in the surrounding service area. The increased height is needed to allow the faux crown to extend above the upper antenna array, provide a more realistic monopalm profile, and reduce the visibility of telecommunications equipment. The structure remains significantly separated from residential development, and the additional frond height will not create material traffic, noise, lighting, or operational impacts. The proposed retaining wall is an interim and site-specific grading solution that is not being proposed as a permanent visual wall along a street frontage or residential boundary. The retaining wall is needed to support the raised pad elevation for the telecommunications facility until the surrounding pit area is filled. Once the gravel pit is filled to the intended future grade, the retaining wall will be buried or substantially obscured by the surrounding fill material. The proposed telecommunications facility is being placed on a limited portion of the property and is not the development that will ultimately fill, grade, subdivide, urbanize, or redevelop the broader property. The future redevelopment of the mining pit will be the project that creates the need for permanent urban frontage improvements, pedestrian facilities, detached sidewalks, roadway improvements, and related off-site infrastructure.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0150-63	Zone change from R-E to M-2 withdrawn; approved as a variance for an asphalt plant with mining	Approved by BCC	October 1963

*Other land use applications can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Nellis Air Force Base	RS80	Undeveloped
South	Public Use	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Open Lands	RS20 & IH	Undeveloped
West	Public Use	RS20, PF, & RS3.3	Undeveloped & single-family residential

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

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

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

Use Permit & Design Review
Due to the rural nature and size of the site, staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed communication tower with multiple carriers will enhance service coverage and reliability for users in Clark County. The tower is set back over 1,300 feet from the nearest residential development to the west and there are no communication towers within 600 feet of the proposed location. Therefore, the proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. Staff finds that the proposed tower and ancillary equipment should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, staff can support these requests.

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

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

Waiver of Development Standards #1
The applicant indicates that the retaining wall will be a temporary site feature to accommodate the communication tower and compound, and will be buried or obscured by subsequent site development. Staff finds that the proposed retaining wall is internal to the site and should not adversely affect other properties in the area. Therefore, staff can support this request.

Public Works - Development Review
Waiver of Development Standards #2
Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Applicant is advised a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if 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.

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Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of Alto Avenue and Los Feliz Street on the southeast corner of the parcel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CORNELIUS WHITEHEAD
CONTACT: CORNELIUS WHITEHEAD, ATLAS TOWER 1, LLC, 2500 30TH STREET, SUITE 304, BOULDER, CO 80301

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Atlas Tower 1, LLC
4041 Hanover Ave
Boulder, CO 80305
(303) 448-8896

ATLAS TOWER

September 9, 2026

RE: Zoning Narrative for Telecommunications Facility
Site Name: Willow Ranch 3.0
Unassigned Address Alto Ave, Las Vegas, NV 89156
APN: 140-14-201-003

To Whom It May Concern:

Atlas Tower 1, LLC is submitting this zoning narrative in support of multiple Use Permits, Design Review, and Waivers of Development Standards for a new wireless telecommunications facility located at Unassigned Address Alto Ave, Las Vegas, NV 89156, Clark County, Nevada, APN 140-14-201-003.

The proposed project consists of an 80-foot monopalm telecommunications tower, with faux palm fronds extending to an overall height of approximately 87 feet, together with associated antennas, ground equipment, security fencing, access improvements, utility service, grading, and related site improvements. The proposed wireless facility will be located within an approximately 25-foot by 60-foot lease area, totaling approximately 1,500 square feet, with an associated access drive area of approximately 579 square feet.

This request includes the following approvals:

1. Use Permit approval for a communication tower in the RS20 zoning district;
2. Use Permit approval to increase the permitted height from 80 feet to an overall height of approximately 87 feet, including the faux palm fronds;
3. Use Permit approval to reduce the communication tower setback from the North Los Feliz Street right-of-way from 40 feet to approximately 22 feet 6 1/8 inches, measured from the leading edge of the tower;
4. Design Review approval for the proposed communication tower, equipment compound, access, grading, and related site improvements;
5. Waiver of Development Standards approval pursuant to Section 30.04.03C to allow a maximum retaining-wall height of approximately 9 feet where 3 feet is otherwise permitted, with an additional approximately 4-foot screening-wall portion above the retaining wall where shown on the plans; and
6. Waiver of Development Standards approval to allow the proposed telecommunications facility to proceed without Applicant constructing full off-site improvements at this time, specifically including curb, gutter, detached sidewalks, streetlights, partial paving, and related commercial frontage/right-of-way improvements along Alto Avenue, Los Feliz Street, and Cheyenne Avenue.

The proposed facility is intended to provide needed wireless coverage and capacity to the surrounding area. The site has been selected to address existing wireless service limitations while reducing the need for multiple smaller or less efficient facilities in the future. The tower will be designed to accommodate multiple wireless carriers. AT&T is currently anticipated as the initial carrier, with Verizon anticipated as a second installation. The compound has been designed with sufficient space to accommodate additional future carriers, including T-Mobile, if carrier interest arises.

SITE DETAILS

Land Owner:	**Site Address:**	**Applicant:**	**Coordinates:**
LOS FELIZ L L C 368 CLAYTON ST LAS VEGAS NV 89110	Unassigned Address Alto Ave, Las Vegas NV Parcel #: **140-14-201-003.**	Atlas Tower 1, LLC 4041 Hanover Ave Boulder, CO 80305	Latitude: 36.216187 / N 36° 12' 58.2732" Longitude: -115.016816 / W 115° 01' 0.5376" Ground Elevation: 1920 (NAVD '88)*

PROJECT DESCRIPTION

The proposed project is an unmanned wireless telecommunications facility. The facility will consist of an 80-foot monopalm tower, carrier antennas and appurtenances, ground-mounted base-station equipment, security fencing, utility service, access improvements, and associated grading improvements necessary to construct and operate the facility.

No water or sewer service is required for the operation of this facility. The facility will not include offices, permanent employees, public access, or regular customer visits. Traffic associated with the use will be limited to maintenance personnel and carrier technicians visiting the site periodically for inspection, repair, and routine maintenance.

The proposed facility has been designed to comply with applicable Clark County regulations, building code requirements, National Electrical Code requirements, and applicable tower design standards, including ANSI/TIA/EIA standards. The facility will also comply with applicable Federal Communications Commission and Federal Aviation Administration requirements.

A portion of the subject site is within LOZ-3 (Live Ordinance Zone 3) and the AE-65 airport-noise area. As noted by County staff, these airport-related designations do not preclude the proposed communications use. The facility will comply with any applicable airport-noise attenuation and airport-related development requirements.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

Atlas Tower strives to design wireless facilities and select sites that minimize community disturbance and visual impact while still meeting the technical requirements necessary for reliable wireless service. The surrounding area is largely undeveloped and includes an existing gravel pit/mining area. The proposed monopalm design is intended to soften the appearance of the structure compared to a standard monopole and provide a stealth design that is more compatible with the surrounding environment.

The site was selected because it allows the proposed facility to be located away from dense residential development while still providing needed wireless coverage and capacity to the surrounding service area. The compound is limited in size and will be screened and secured in accordance with applicable Clark County requirements.

Frequency Of Maintenance Work On The Proposed Facility

After construction and carrier installation, the facility will require only periodic maintenance visits. Typical carrier maintenance visits are expected to occur approximately one to four times per year per carrier, although the exact frequency may vary depending on the operational needs of each carrier.

The Average Number Of Vehicles Visiting The Facility

A typical maintenance visit will involve one pickup truck or similar service vehicle. Because the facility is unmanned and does not generate customer traffic, vehicle trips will be minimal. Even at full carrier capacity, the site is expected to generate only occasional maintenance traffic and will not create a measurable impact on surrounding roads or neighboring properties.

The Average Duration Work Visits On The Facility
Typical maintenance visits are expected to last only a few hours. Longer visits may occasionally occur if equipment repairs, upgrades, or emergency service work are required. These visits will be intermittent and limited to the work necessary to maintain reliable wireless service.

Expected Noise Levels
The proposed telecommunications facility will be essentially silent during normal operation. Ground equipment is designed for continuous operation with minimal noise, and no regular on-site personnel or customer activity will occur. A backup generator may be operated during power outages or during periodic testing, but such use would be limited and temporary. Given the site location and surrounding gravel pit/mining conditions, generator operation is not anticipated to create a significant noise impact on surrounding properties.

Building Codes; Safety Standards
Atlas Tower will ensure that the tower and associated improvements are designed, constructed, and maintained in accordance with applicable state and local building codes, Clark County requirements, and applicable tower safety standards. If Clark County determines that the tower or associated improvements fail to comply with applicable safety standards and constitute a danger to persons or property, Atlas Tower will work with the County to correct the issue within the applicable cure period or within such additional time as may be reasonably necessary to complete required corrective work.

FAA/FCC Compliance
The proposed facility will comply with applicable federal requirements, including requirements of the Federal Communications Commission and Federal Aviation Administration, as applicable. The facility will be operated in accordance with all applicable laws, codes, and regulations governing wireless telecommunications facilities.

USE PERMIT JUSTIFICATION - COMMUNICATION TOWER IN RS20 DISTRICT

The proposed communication tower is necessary to improve wireless coverage, capacity, and reliability in the surrounding service area. Existing wireless infrastructure is insufficient to fully address current and projected demand, and the proposed facility will provide a centrally located structure capable of supporting multiple wireless carriers.

The proposed facility is consistent with the public interest because it will improve wireless service for residents, businesses, travelers, emergency responders, and surrounding land uses. Reliable wireless service is increasingly necessary for voice communication, data service, public safety, emergency response, navigation, business operations, and general community connectivity.

The proposed monopalm design reduces visual impact compared to a standard monopole. The facility is located in a largely undeveloped area with an existing gravel pit/mining use, which limits impacts to established residential neighborhoods. The site will be unmanned, will not require water or sewer service, will generate minimal traffic, and will not create material noise, odor, lighting, or operational impacts.

USE PERMIT JUSTIFICATION - OVERALL TOWER HEIGHT

Atlas Tower respectfully requests a separate Use Permit to increase the permitted height from 80 feet to an overall height of approximately 87 feet. The monopalm pole is 80 feet tall, and the additional approximately 7 feet consists of faux palm fronds used to conceal and visually soften the antenna installation.

The additional height is integral to the stealth design rather than added conventional tower mass. It allows the faux crown to extend above the upper antenna array, provides a more realistic monopalm profile, and reduces the visibility of telecommunications equipment. The structure remains significantly separated from residential development, and the additional frond height will not create material traffic, noise, lighting, or operational impacts.

The requested overall height also supports collocation by allowing the 80-foot structure to accommodate multiple antenna arrays, reducing the likelihood that additional standalone towers will be needed in the surrounding service area.

USE PERMIT JUSTIFICATION - TOWER SETBACK FROM RIGHT-OF-WAY

Atlas Tower respectfully requests a separate Use Permit to reduce the required communication-tower setback from the North Los Feliz Street right-of-way from 40 feet to approximately 22 feet 6 1/8 inches, measured from the leading edge of the tower as directed by County staff.

The requested setback is driven by the constrained buildable area within the existing gravel pit, the need to place the compound at the anticipated future grade, the proposed retaining-wall configuration, access and utility routing, and the need to preserve adequate carrier-equipment and maintenance space within the limited 25-foot by 60-foot lease area.

The tower will be engineered and constructed in accordance with applicable structural and safety standards. The reduced street setback will not create additional traffic or pedestrian conflicts because the facility is unmanned, receives only occasional maintenance visits, and does not include public access. The approximately 1,341-foot separation from the nearest residential parcel and the monopalm concealment design further limit off-site effects.

DESIGN REVIEW JUSTIFICATION

The proposed facility has been designed to minimize its footprint while allowing the site to accommodate multiple carriers. The compound is limited to the area necessary for the tower, ground equipment, maintenance access, utility service, and safe operation of the facility.

The monopalm design provides a stealth treatment that is more visually compatible than a standard telecommunications tower. The project will include security fencing and related compound improvements necessary to protect equipment and prevent unauthorized access. The site layout, tower location, access, and grading have been designed to work with the existing property conditions and the anticipated future grade of the property. The Revision 10 zoning plans dated September 8, 2026 provide the proposed tower elevation, showing an 80-foot monopalm pole and an approximately 87-foot overall height to the top of faux fronds, together with the proposed retaining wall, 8-foot-tall CMU compound wall, and 7-foot-tall steel utility service rack.

There are no existing buildings within the proposed lease area that will remain as part of the facility. The plans identify the utility service rack as steel and the compound screening wall as CMU. The tower manufacturer and final carrier-specific ground equipment cabinets, platforms, shelters, and associated equipment have not yet been selected. Their final heights and materials will be established by the applicable carrier construction drawings and building-permit submittals. All such equipment will remain within the approved compound and will be screened by the proposed CMU wall in accordance with the approved plans and applicable County requirements.

Sheet Z-3 identifies the proposed 16-foot-wide access gate and shows a 52-foot setback from the gate to the nearest right-of-way. Because the proposed gate exceeds the 50-foot setback required by Section 30.04.03E(2), a gate-setback waiver is not requested.

Because the site is located within an existing gravel pit/mining area that is anticipated to be filled in the future, the proposed design accounts for both existing interim conditions and the expected long-term finished grade of the property. This approach allows the needed wireless facility to be constructed sooner while remaining compatible with the property's planned future condition.

COMMUNICATION TOWER USE STANDARDS

The proposed Willow Ranch 3.0 telecommunications facility has been designed to comply with the applicable communication tower use standards in Clark County Title 30, as follows:

Layout and Design

(a) Antenna Array Capacity

The proposed tower is designed to accommodate more than one antenna array. The facility is intended to support multiple wireless carriers, with AT&T anticipated as the initial carrier and Verizon anticipated as a second carrier. The compound and tower have been designed to allow for additional future carrier installations, subject to structural capacity, carrier need, and all applicable permitting requirements.

The proposed tower pole is 80 feet in height, with faux palm fronds extending to an overall height of approximately 87 feet as part of the stealth monopalm design. A separate Use Permit is requested for the overall height above 80 feet. The facility has been designed with collocation in mind and is intended to accommodate multiple antenna arrays to reduce the need for additional towers in the surrounding area.

(b) Unmanned Facility Standards

The proposed telecommunications facility will not have permanent staff assigned to it. It will operate as an unmanned wireless facility, with only periodic maintenance visits by carrier technicians or contractors.

(1) Landscaping and Screening for Facilities Exceeding 40,000 Square Feet

The proposed lease area is approximately 1,500 square feet and does not exceed 40,000 square feet. Therefore, the landscaping and screening requirement applicable to unmanned facilities exceeding 40,000 square feet is not triggered by this application.

(2) Screening of Ground-Level Equipment, Buildings, and Tower Base

Ground-level equipment, the tower base, and associated compound improvements will be located within the fenced equipment compound and screened in accordance with applicable Clark County requirements. The proposed facility is located within an existing gravel pit/mining area and has been sited to minimize visibility from surrounding residential areas. The ground equipment and tower base will be screened to prevent visibility from areas subject to §30.04.06, Residential Adjacency, to the extent applicable based on the final approved site plan and screening design.

(c) Tower Color

The proposed tower will be designed as a stealth monopalm. The pole, antenna concealment elements, faux palm fronds, and related visible tower components will be finished in colors generally matching the surrounding environment and the monopalm design in order to minimize visibility. If any different color, marking, or lighting is required by the FCC or FAA, the facility will comply with those federal requirements.

(d) Tower Height

The proposed monopalm pole is 80 feet in height, with faux palm fronds extending to an overall height of approximately 87 feet. Because the tower is not within a public utility substation and the overall height exceeds 80 feet, Atlas Tower requests a separate Use Permit for the increase from 80 feet to approximately 87 feet. The additional height is limited to the faux frond crown used to conceal the antenna installation and create a more realistic monopalm appearance.

(e) Tower Setbacks

The proposed tower is not located within a public utility substation. Accordingly, the applicable setback standards are addressed as follows:

(1) Public Utility Substation Setbacks

This standard is not applicable because the proposed tower is not located within a public utility substation.

(2) Street Setback

The proposed tower is required to be located at least 40 feet from any street. Measured from the leading edge of the tower to the North Los Feliz Street right-of-way, the Revision 10 zoning drawings show an approximate setback of 22 feet 6 1/8 inches. Accordingly, Atlas Tower requests a separate Use Permit to reduce the required street

setback from 40 feet to approximately 22 feet 6 1/8 inches. The requested setback is the minimum practical relief necessary to accommodate the tower, multi-carrier compound, access, utilities, retaining-wall system, and anticipated future grade within the constrained site area.

(3) Residential Development Setback

The subject parcel is greater than 2.5 acres. Therefore, the tower must be set back from residential development on a separate property by 300% of the height of the tower, unless the required setback would equal or exceed 75% of the width of the lot measured from the lot line closest to the residential development to the opposite lot line.

The proposed tower has been sited within the property to maximize separation from residential development while also accounting for the existing gravel pit/mining conditions, access, utilities, grading constraints, and the technical coverage objectives of the facility. As shown on the zoning drawings, the proposed tower is located approximately 1341 feet from the nearest residential parcel, thereby satisfying the required setback from residential development setback.

(4) Separation from Other Communication Towers

The proposed tower is currently beyond the minimum separation of 600 feet from other communication towers as the nearest existing communication tower to this proposed site is approximately 5440 feet away located at 2995 Mount Hood St Las Vegas NV.

Performance Bond

Atlas Tower acknowledges that a performance bond, or cash deposit in lieu of bond, is required for all new communication towers unless an applicable exemption applies. Prior to issuance of applicable permits, Atlas Tower will provide a performance bond in a form acceptable to the Director, or a cash deposit in lieu of bond, in an amount sufficient to provide for removal, storage, or disposal of the tower, plus an additional 15% contingency, and to restore the site, including stabilization and revegetation as necessary.

Atlas Tower will comply with all applicable performance bond, abandonment, removal, and site restoration requirements for the proposed communication tower.

WAIVER OF DEVELOPMENT STANDARDS - RETAINING WALL HEIGHT

Atlas Tower respectfully requests approval of a Waiver of Development Standards pursuant to Section 30.04.03C to allow a maximum retaining-wall height of approximately 9 feet where Title 30 otherwise limits the retaining-wall portion to 3 feet. At the locations shown on the grading and wall plans, an additional approximately 4-foot screening-wall portion is proposed above the retaining wall, resulting in a combined wall assembly of up to approximately 13 feet. The requested waiver pertains to the approximately 9-foot retaining portion; the approximately 4-foot upper portion provides required compound screening.

The waiver is necessary due to the unique existing condition of the property. The proposed facility is located within an active or recently active gravel pit/mining area. The pit is intended to be filled in within approximately the next two years. However, in order to construct the telecommunications facility now and provide needed wireless service without waiting for the full pit-fill operation to be completed, the project must raise the underlying ground elevation of the facility area to match the anticipated future grade of the property.

The proposed retaining wall is therefore an interim and site-specific grading solution. It is not being proposed as a permanent visual wall along a street frontage or residential boundary. Rather, the retaining wall is needed to support the raised pad elevation for the telecommunications facility until the surrounding pit area is filled. Once the gravel pit is filled to the intended future grade, the retaining wall will be buried or substantially obscured by the surrounding fill material.

Approval of the requested waiver is appropriate for the following reasons:

1. The site has a unique topographic condition because it is located within a gravel pit/mining area that is expected to be filled in the near future.
2. The retaining wall is necessary to allow the facility pad to be constructed at the anticipated future grade of the property, rather than at the temporary depressed grade of the existing pit.
3. The wall is directly related to grading and site stabilization and is not intended to create an unnecessary visual barrier or intensify the use of the property.
4. The wall will ultimately be buried or substantially obscured once the pit is filled to the planned future grade, thereby reducing or eliminating the long-term visual impact of the wall.
5. The proposed telecommunications facility is unmanned, generates minimal traffic, does not require water or sewer service, and will not create significant operational impacts on surrounding properties.
6. Denial of the waiver would either delay the construction of needed wireless infrastructure until the pit-fill operation is complete or require a less practical grading design that may not align with the property's intended future condition.
7. The proposed retaining wall will be designed and engineered in accordance with applicable building, grading, and safety requirements.

The requested waiver represents the minimum practical relief necessary to address the site's interim grade condition and allow construction of a needed wireless facility. The waiver will not create a long-term adverse impact because the retaining wall is tied to the temporary condition of the existing gravel pit and will ultimately be buried as the surrounding property is filled.

WAIVER OF DEVELOPMENT STANDARDS - LESS THAN FULL OFF-SITE IMPROVEMENTS

Atlas Tower 1, LLC respectfully requests approval of a Waiver of Development Standards to allow the proposed Willow Ranch 3.0 unmanned telecommunications facility to proceed without Applicant constructing full off-site improvements at this time, where Clark County Public Works has identified that the project would otherwise be required to comply with current commercial off-site improvement standards under Clark County Code Title 30.04.08 and applicable RTC Uniform Standard Drawings.

To clarify the scope of this request, the applicant is requesting that the following full off-site improvements not be constructed by Applicant as part of this limited telecommunications facility: curb, gutter, detached sidewalks, streetlights, partial roadway paving, and related commercial frontage/right-of-way improvements along Alto Avenue, Los Feliz Street, and Cheyenne Avenue. To the extent triggered solely by the full off-site improvement requirement, the request also includes relief from associated commercial frontage geometry requirements, including throat depth, back-of-curb radii, approach and departure distances, and similar improvements that are not necessary for the safe operation of this unmanned telecommunications facility.

This request is not a request to allow attached sidewalks, and it is not intended to modify Clark County's ultimate detached sidewalk design standard for future development. Rather, the applicant is requesting that no sidewalks or full off-site improvements be constructed by the telecommunications applicant as part of this project. Any future detached sidewalks and full off-site frontage improvements should be addressed by the future property developer or redevelopment project when the existing mining pit/gravel pit is filled and the property is developed for a more intensive use.

The subject site is currently located within an existing mining pit/gravel pit condition. The proposed telecommunications facility is being placed on a limited portion of the property and is not the development that will ultimately fill, grade, subdivide, urbanize, or redevelop the broader property. The future redevelopment of the mining pit will be the project that creates the need for permanent urban frontage improvements, pedestrian facilities, detached sidewalks, roadway improvements, and related off-site infrastructure.

The proposed Willow Ranch 3.0 facility is not a traditional commercial development. It is an unmanned wireless telecommunications facility consisting of an approximately 1,500-square-foot lease area, an 80-foot monopalm communication tower, carrier equipment areas, security fencing, utility service, grading, and a limited access drive. The facility will not include permanent employees, customer visits, retail activity, deliveries, parking demand, public pedestrian activity, or regular daily traffic. The facility does not require water or sewer service. Traffic will be limited to occasional maintenance personnel accessing the site for inspection, repair, and routine maintenance.

Because of the extremely limited operational impact of this use, requiring the telecommunications applicant to construct curb, gutter, detached sidewalks, streetlights, partial paving, and related frontage improvements along Alto Avenue, Los Feliz Street, and Cheyenne Avenue would be disproportionate to the actual impacts generated by the project. The proposed facility will not materially increase vehicle trips, pedestrian demand, transit demand, public parking demand, or public use of the surrounding rights-of-way. The project also will not be the cause of the future urbanized condition of the property; that condition will occur when the mining pit is filled and the property is redeveloped by a future property developer.

RTC has indicated no issue with the project as proposed. Based on the lack of RTC objection and the limited maintenance-only nature of the facility, the proposed telecommunications use does not create a current need for bus turnout improvements, loading/shelter improvements, or pedestrian/transit infrastructure.

The applicant acknowledges that the spandrel dedication at the intersection of Alto Avenue and Los Feliz Street is non-waivable. The applicant will coordinate with the project engineer to show the required spandrel dedication on the revised plans, and the applicant acknowledges that the spandrel dedication may be included as a condition of approval by Public Works. This Waiver of Development Standards does not request relief from the required spandrel dedication.

The applicant is willing to provide improvements directly necessary for the safe operation of the telecommunications facility, including safe legal access, utility service, drainage control, dust control, emergency access, and sight visibility, as applicable. However, the applicant is not proposing to construct sidewalks, curb, gutter, streetlights, partial paving, or the full off-site improvement package as part of this limited telecommunications facility. Full frontage improvements should be deferred to, and required in connection with, the future development or redevelopment of the mining pit property.

This Waiver of Development Standards is appropriate because:

1. The adjacent area will not be affected in a substantially adverse manner. The proposed facility is unmanned, has a limited footprint, and will generate only occasional maintenance traffic. Allowing the facility to proceed without Applicant constructing full off-site improvements will not create a substantial adverse effect on neighboring properties because the use does not generate significant new traffic, pedestrian activity, transit demand, or public access demand.

2. The waiver will not materially affect health or safety and will not be materially detrimental to the public welfare. The applicant will provide safe legal access to the facility and will coordinate with Public Works regarding any project-specific access, drainage, dust control, emergency access, and sight visibility requirements. The request does not seek relief from improvements that are directly necessary to safely access or operate the

telecommunications facility, and it does not seek relief from the non-waivable spandrel dedication at Alto Avenue and Los Feliz Street.

3. The waiver is consistent with the purpose of Title 30 because it provides a proportionate development response based on the actual impacts of the proposed use. The proposed facility is a limited unmanned utility-type use, not a broader redevelopment of the property. Requiring the telecommunications applicant to construct full urban frontage improvements for a mining pit property that is expected to be filled and redeveloped in the future would be disproportionate to the scope and impact of the project.

4. The proposal will be adequately served by public improvements, facilities, and services and will not create an undue burden on them. The facility does not require water or sewer service, does not generate daily customer or employee trips, and does not create material demand for parking, transit, sidewalks, or roadway capacity. The project can be served through limited access and utility improvements appropriate to the scale and operation of the facility.

5. The timing of full off-site improvements is more appropriately tied to the future development or redevelopment of the mining pit. The future developer that fills and develops the property will be responsible for creating the long-term urban condition that warrants full off-site improvements, including detached sidewalks, curb, gutter, streetlights, partial paving, and other frontage improvements. Those improvements should be evaluated and required in connection with that future development, rather than imposed on this limited interim telecommunications facility.

For these reasons, Atlas Tower respectfully requests approval of a Waiver of Development Standards to allow the Willow Ranch 3.0 telecommunications facility to proceed without Applicant constructing full off-site improvements at this time, specifically including curb, gutter, detached sidewalks, streetlights, partial paving, and related commercial frontage/right-of-way improvements along Alto Avenue, Los Feliz Street, and Cheyenne Avenue. The applicant acknowledges that the spandrel dedication at Alto Avenue and Los Feliz Street is non-waivable and will be shown on the revised plans and addressed as a condition of approval as required by Public Works.

CONCLUSION

The proposed Willow Ranch 3.0 telecommunications facility will provide needed wireless coverage and capacity in an area with limited existing service options. The facility has been designed as an unmanned, low-impact use with minimal traffic, no water or sewer demand, limited noise, and a stealth monopalm tower design.

Atlas Tower respectfully requests approval of the Use Permit for a communication tower in the RS20 district; the separate Use Permit for an overall height of approximately 87 feet; the separate Use Permit to reduce the tower setback from the North Los Feliz Street right-of-way from 40 feet to approximately 22 feet 6 1/8 inches; Design Review; the Waiver of Development Standards for the approximately 9-foot retaining-wall height; and the Waiver of Development Standards to proceed without Applicant constructing full off-site improvements at this time, all as described herein.

Best Regards,

Cornelius Whitehead

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