



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 2, 2026

6:30pm

AGENDA

Note:

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

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

Stephanie Jordan, Member

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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

- III. Approval of Minutes for May 14, 2026. (For possible action)
- IV. Approval of the Agenda for July 2, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

07/07/26 PC

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

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

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

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

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

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

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

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

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

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

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

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

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

07/08/26 BCC

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

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

BOARD OF COUNTY COMMISSIONERS

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

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

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

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

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

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

USE PERMIT for an assisted living facility.

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

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

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

ZONE CHANGE to reclassify 0.88 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Judson Avenue, west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk/kh (For possible action) 07/08/26 BCC

07/21/26 PC

12. UC-26-0322-PONCE, ROSA MARLENE MARIN:

USE PERMIT for small livestock (chickens).

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

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

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

07/22/26 BCC

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

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

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

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

USE PERMIT to allow a daycare.

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

BOARD OF COUNTY COMMISSIONERS

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

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

KEVIN SCHILLER, County Manager

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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: July 16, 2026.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

May 14, 2026

MINUTES

Board Members:

Sondra Cosgrove – Chair –PRESENT
Earl Barbeau-Vice Chair-PRESENT
Harry Williams-Member-PRESENT

Stephanie Jordan – PRESENT
Roxy Paez-Planning

Secretary:
County Liaison:

Jill Leiva

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 April 30, 2026 Minutes

Moved by: Mr. Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for May 14, 2026

Moved by: Ms. Jordan

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

06/03/26 BCC

1. ET-26-400036 (NZC-23-0015)-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.0 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.

DESIGN REVIEW for a proposed multi-family development. Generally located north of Tonopah Avenue and west of Walnut Road within Sunrise Manor (description on file). WM/md/kh (For possible action)**06/03/26 BCC**

BOARD OF COUNTY COMMISSIONERS

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

Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 4-0/Unanimously

2. WS-26-0220-SINGH PETROLEUM CORP.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking lot landscaping; 2) reduce buffering and screening; and 3) modify residential adjacency standards.

DESIGN REVIEW for a proposed retail and restaurant building with drive-thru within an existing commercial complex on 1.29 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Lake Mead Boulevard within Sunrise Manor. MK/lm/kh (For possible action) **06/03/26 BCC**

Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 4-0/Unanimously

VII. General Business: None

VIII. Public Comment: A neighbor had several complaints about what is happening on Castleberry lane. An excess of cars, perpendicular parking, a business being run out of a home and blocking the street.

IX. Next Meeting Date: The next regular meeting will be June 11, 2026

X. Adjournment
The meeting was adjourned at 6:55pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

DESIGN REVIEWS for the following: 1) public utility structure and all associated and ancillary equipment; and 2) communication tower and all associated and ancillary equipment on a 1.0 acre portion of a 15.5 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone.

Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/lm/kh (For possible action)

RELATED INFORMATION:

APN:

140-05-212-004; 140-05-212-005; 140-05-212-009 through 140-05-212-012; and 140-05-212-014 through 140-05-212-016 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.0 acre (portion)/15.5 (overall)
- Project Type: Public utility structure (Rupture Mitigation Valve) site with a communication tower
- Tower Height (feet): 50
- Sustainability Required/Provided: 7/1

Site History & Plan

The plan depicts a proposed unmanned Southwest Gas public utility structure compound with a communication tower. The site is located within the existing shopping center on APN 140-05-212-015. Access to the site is provided from Lamb Boulevard to the west via an existing driveway located at the northwest corner of the parcel. Existing driveways serving the remainder of the shopping center will remain in place or be developed as previously approved.

The Southwest Gas facility and compound will include 3 access gates located at the northwest, northeast, and southeast sides of the developed pad. The existing drive aisles to the north and west will remain. The facility is located south of the existing drainage easement located along the

northern portion of the site and includes the existing drive aisle and a portion of the pad site. The facility is fully enclosed by a 10 foot high block wall for security and screening. Within the enclosure are associated gas systems equipment and a 50 foot high communication tower with an equipment shed. The communication tower is set back over 80 feet from Lamb Boulevard to the west.

The special use permits are required for the proposed public utility structure and all associated equipment, and to increase the communication tower height to 50 feet where 29 feet is the maximum height permitted per Title 30. Code states that no tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation. The submitted plans depict a 9 foot high public utility shed; therefore, the maximum height is 29 feet.

Landscaping

The plan indicates that street landscaping will comply with Title 30 standards for tree spacing, species, size, and location.

Elevations

The plans depict a 50 foot high monopole communication tower with associated ground equipment enclosed within the compound. The tower is for the exclusive use of the facility for system communication. The tower will be painted in a color that generally matches the surrounding environment to reduce visual impact. The site is enclosed by a 10 foot high block wall and security gates to provide both screening and security.

Applicant's Justification

The applicant indicates that the proposed public utility facility and associated structures will support the operation of a Rupture Mitigation Valve (RMV) site with an associated communication tower and maintenance/equipment shed. The RMV system enables Southwest Gas to rapidly isolate sections of its natural gas network during emergency events. All gas control equipment will be located within the secured compound. The site is not open to the public and will not generate customer traffic or daily on-site employees. Southwest Gas personnel will access the facility for short maintenance visits which include debris removal, equipment inspections, and general upkeep.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0582	Use permit for a shopping center and office/warehouse complex with landscaping waivers and waivers of conditions for consistent architectural theme	Approved by BCC	October 2025
WC-23-400171 (ZC-1667-98)	Waiver of conditions of a zone change requiring consistent architectural theming and B-2 landscaping along Lamb Boulevard	Approved by BCC	January 2024

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0776	Design Review for an office/warehouse facility and alternative parking lot landscaping	Approved by BCC	January 2024
UC-1492-07	Use permit for a shopping center and office/warehouse complex with landscaping waivers and waivers of conditions for consistent architectural theme	Approved by BCC	February 2008
UC-0950-06	Use permit for a restaurant with outside dining and a drive-thru	Approved by PC	August 2006
TM-0490-05	1 lot commercial subdivision	Approved by PC	October 2005
DR-1192-05	Design review for commercial buildings in conjunction with a previously approved office/warehouse and retail complex - expired	Approved by PC	September 2005
UC-0973-05	Use permit for office/warehouse and commercial building complex - expired	Approved by PC	July 2005
TM-0349-03	1 lot commercial subdivision	Approved by PC	September 2003
TM-0215-01	1 lot industrial and commercial subdivision	Approved by PC	August 2001
UC-1877-98	Use permit for 230/138 kV overhead power transmission line	Approved by PC	January 1999
ZC-1667-98	Zone change site from R-E to C-2 zoning and M-D zoning for an office/warehouse, retail building, and convenience store, and gasoline station	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP	Office/warehouses
South	Business Employment	IP	Shopping center
East	Business Employment	IL & IP	Undeveloped & shopping center buildings
West	City of North Las Vegas	M-2	Distribution center & convenience store with gasoline pumps

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits and Design Reviews

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.

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 public utility compound and communication tower meet the required setback from the Lamb Boulevard right-of-way. Staff does not anticipate any negative impacts associated with the facility's equipment or the communication tower. The installation of this facility will enhance natural gas service and system reliability for users in Clark County. Staff finds that the proposed facility and tower will not adversely affect adjacent properties, surrounding land uses, or the overall character of the area. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- 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

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MYRLE HEKI

CONTACT: LISA OLDHAM, BLAIR, CHURCH & FLYNN, 2850 ST. ROSE PARKWAY,
HENDERSON, NV 89074



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100170

ASSESSOR PARCEL #(s): 140-05-212-015

PROPERTY ADDRESS/ CROSS STREETS: Craig Rd & Lamb Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Use permits for a public utility structure and communications tower within a substation and design review.

PROPERTY OWNER INFORMATION

NAME: Southwest Gas Corporation, a California corporation

ADDRESS: 8360 South Durango Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702-365-2212

CELL 702-528-8281

APPLICANT INFORMATION (information must match online application)

NAME: Southwest Gas Corporation

ADDRESS: 6355 Shatz Street 21A-003

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-497-2449

CELL 702-497-2449

ACCELA REFERENCE CONTACT ID # 334155

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Blair, Church & Flynn Consulting Engineers

ADDRESS: 2850 St. Rose Parkway Suite #145

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-417-1958

CELL 702-417-1958

ACCELA REFERENCE CONTACT ID # 334775

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

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

[Signature]
Property Owner (Signature)*

Thomas CARDIN
Property Owner (Print)
VP Southern Nevada Ops

4/9/2026
Date

Justification Letter

RMV Site

APR: 26-100170

APNs: 140-05-212-015, 140-05-212-016, 140-05-212-014, 140-05-212-004, 140-05-212-005, 140-05-212-009

May 07, 2026

To Whom It May Concern,

Southwest Gas Corporation (Southwest Gas) is requesting special use permits for a public utility structure and a communications tower within the substation along with associated design review for the development of a Rupture Mitigation Valve (RMV) site located on APN 140-05-212-015, with associated reference parcels 140-05-212-016, 140-05-212-014, 140-05-212-004, 140-05-212-005, and 140-05-212-009. This letter of justification is provided in accordance with Clark County land use application requirements.

The project consists of a small, unmanned public utility structure designed to improve system safety and reliability. The RMV site will help Southwest Gas rapidly isolate sections of its natural gas system during emergencies. The facility will be fully enclosed by a 10-foot-high CMU block wall for security and screening and will include a 50-foot-tall communications tower with equipment shed used for system monitoring within the public utility substation. All gas control equipment will be located inside the secured compound. No habitable buildings are proposed.

The RMV site is not open to the public and does not generate customer traffic or daily employees. Only Southwest Gas personnel will access the site for short maintenance visits. A small placard will be placed on the wall for identification purposes when required.

No additional parking is provided or required for the proposed public utility structure and communications tower. There are no proposed changes outside of the pad site to the previously approved parking.

This project is consistent with Clark County Title 30 requirements as it supports public utility operations, has minimal visual impact, and does not conflict with surrounding land uses. The CMU wall ensures that all equipment is screened from view, and the overall use remains quiet, low-impact, and essential for public safety.

The RMV facility will not negatively impact neighboring properties. The site does not produce noise, lighting impacts, odors, or emissions. It is enclosed and secure, with equipment away from public view. Landscaping will comply with County standards; however, low landscaping directly adjacent to the wall is intentionally excluded to maintain safety and security by preventing concealment and climbing opportunities.

The facility requires limited utilities, primarily telecommunications and power. There is no need for sewer or water service. Emergency access will meet all applicable fire and safety requirements.

Southwest Gas will manage trash and maintenance on a routine basis. Field personnel will visit the site regularly to remove debris, ensure the equipment operates properly, maintain the wall and gate, and keep the entire area clean and secure. No dumpsters or on-site trash containers are needed due to the minimal activity level. Security cameras for site security will be provided.

This project aligns with the character of the community because it is low-profile, non-invasive, and improves public safety. It creates no adverse effects and operates quietly without attracting vehicle or pedestrian activity.

The site requires up to a total of nine medium-sized trees based on the applicable 20-foot spacing standard. However, the placement of the required trees is constrained by existing site conditions. Private underground water lines without recorded easements are located within the landscaping area and directly conflict with the required tree footings, creating potential risks to both the utilities and long-term tree viability. Additionally, overhead power lines traverse the landscaping area, further limiting feasible planting locations and appropriate mature tree canopy development. One existing tree within the area will be maintained and preserved. We are coordinating with the entities owning the existing utilities that may be impacted by the proposed trees to establish required clearances between the utilities and the trees. This may impact the location and number of trees planted.

Approval of this project is appropriate because it enhances system safety, is compatible with surrounding uses, meets the intent of Title 30, and provides essential infrastructure without creating negative impacts. Southwest Gas is committed to ongoing maintenance and ensuring that the site remains secure and orderly.

If additional information is needed, Southwest Gas Corporation will gladly provide it.

Sincerely,

Jeffrey Gremore
Mgr. / Technical Services
Southwest Gas Corporation / Representative

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) increase retaining wall height in conjunction with a proposed single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone.

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

RELATED INFORMATION:

APN:

140-35-501-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a proposed single-family residence to 37 feet where 40 feet is required per Section 30.02.04B (an 8% reduction).
- b. Reduce the rear setback for a proposed single-family residence to 29 feet where 30 feet is required per Section 30.02.04B (a 3% reduction).
2. Increase the height of a proposed retaining wall to 6.5 along the north property line where 6 feet is the maximum allowed per Section 30.04.03C (an 8% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7130 Linden Avenue
- Site Acreage: 0.47
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 5,757

Site Plan

The site plan shows a proposed single-family residence with access from Linden Avenue. The residence is set back 37 feet from the front property line and 29 feet from the rear property line. The plan also shows 2 proposed accessory buildings north of the proposed residence that comply

with the Title 30 setback requirements. The applicant is requesting to reduce the front and rear setback since the proposed residence does not meet the front and rear setback requirements.

Landscaping

A 6 foot wide landscaping strip is proposed adjacent to the existing attached sidewalks along the property frontage of Linden Avenue.

Elevations

The elevations depict a 28 foot tall single-family residence with concrete tile roof and stucco walls. Also depicted are proposed retaining walls along the west, east, and north sides of the property with wrought iron fencing up to 5 feet high on top of the retaining walls. The applicant is requesting to increase the retaining wall height along the north property line to 6.5 feet where 6 feet is the maximum allowed per Title 30.

Floor Plans

The floor plan depicts a 5,757 square foot proposed 1 story single-family residence with a 3 car garage.

Applicant's Justification

The applicant states that because of the slope of the property, retaining walls are necessary to accommodate a septic system on the west side of the property. Therefore, the home was shifted to the east. The applicant states that they prefer this floor plan, which creates conflict with the front and rear setback requirements.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Since the lot is currently undeveloped, there is adequate space to comply with Title 30 setback and retaining wall height requirements. While the lot has a slope, the applicant has not provided sufficient justification for why the proposed residence and retaining wall cannot be redesigned to comply with these standards. Staff finds that the hardship is self-imposed and cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and 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

- Off-site improvement permit will be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised the location of existing public sanitary sewer is greater than 400 feet from the parcel; if connecting to public sanitary sewer, contact the District to receive a Point of Connection; and otherwise, contact the Southern Nevada Health District with regards to sewage disposal.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANTONIO FLORES-SOLIS

CONTACT: ANTONIO FLORES-SOLIS, 634 BENEDICT DFR, LAS VEGAS, NV 89110

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700022-CITY OF LAS VEGAS:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site.

Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-10-701-015 ptn

EXISTING LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Existing Land Use: Solar power facility

Applicant's Justification

The applicant states that the proposed Urban Neighborhood (UN) land use category is appropriate for the site since it would support Goal 1.1 of the Master Plan that encourages providing diverse housing options to meet the needs of residents of all ages, income levels, and abilities; and Goal 1.2 which promotes expanding the number of long-term affordable housing units available in Clark County. Furthermore, the higher density proposed for the site will be buffered from the lower density residential in the area by the adjacent Public Use (PU) and Business Employment (BE) uses. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZA	September 2012

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility & undeveloped
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
ZC-26-0257	A zone change for a portion of the site from PF to RM32 is a companion item on this agenda.
VS-26-0258	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
DR-26-0259	A design review for a multi-family residential development on a portion of the site is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Public Use (PU) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood (UN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multi-family. Supporting land uses include accessory dwelling units (where allowed by underlying zoning), multi-family dwellings, and neighborhood-serving public facilities.

The request for the Urban Neighborhood (UN) land use category on the site is not compatible with the surrounding area. The proposed residential use would be adversely impacted since the site is essentially surrounded by industrial uses including an electric generation facility to the north (planned for Business Employment (BE)), a recycling center and an automobile auction facility to the east (planned for Business Employment (BE)), and a wastewater treatment plant to the west (planned for Public Use (PU)). Furthermore, the change to the Urban Neighborhood (UN) land use category may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 would typically require the existing recycling center to the east to be 600 feet from any nonindustrial use, the existing wastewater treatment plant to the west to be 1,000 feet from any nonindustrial use, and the existing electric generation (large scale) facility to the north to be 1,000 feet from any nonindustrial use, which the proposed residential use would not meet any of these requirements. The request does not comply with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for the Urban Neighborhood (UN) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 5, 2026** at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 1 cards

PROTEST: 14 cards

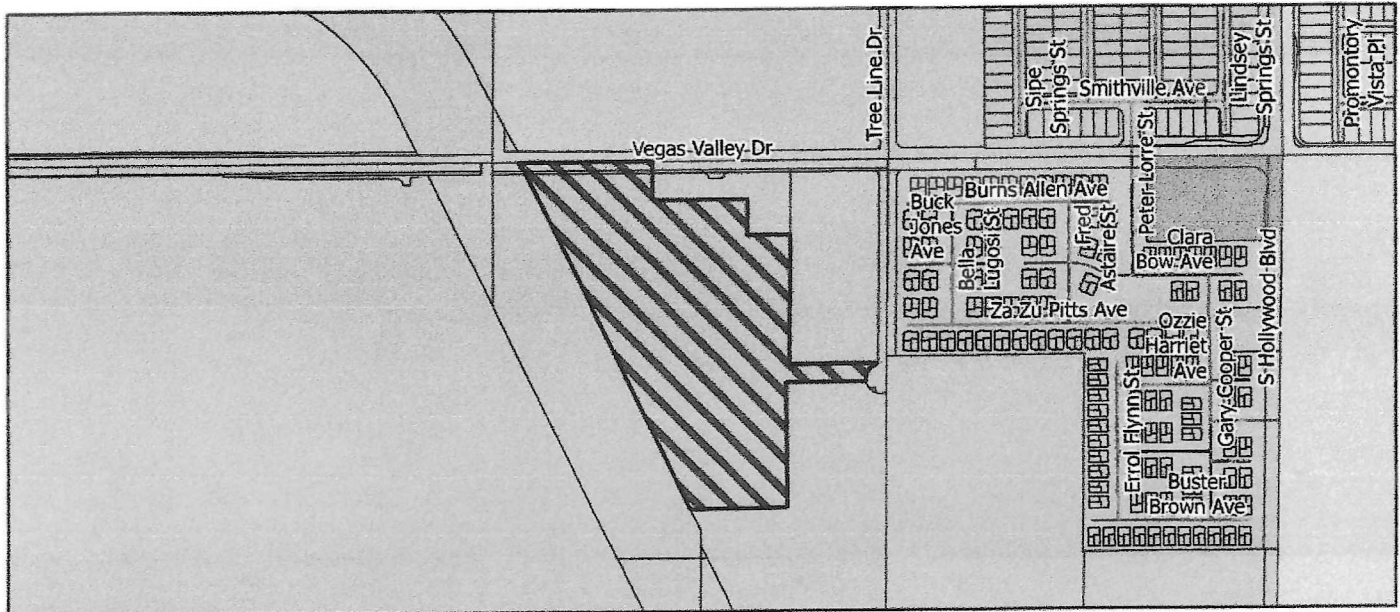
PLANNING COMMISSION ACTION: June 16, 2026 - HELD - To 07/07/26 - per the applicant.

APPLICANT: FIXX DEVELOPMENT

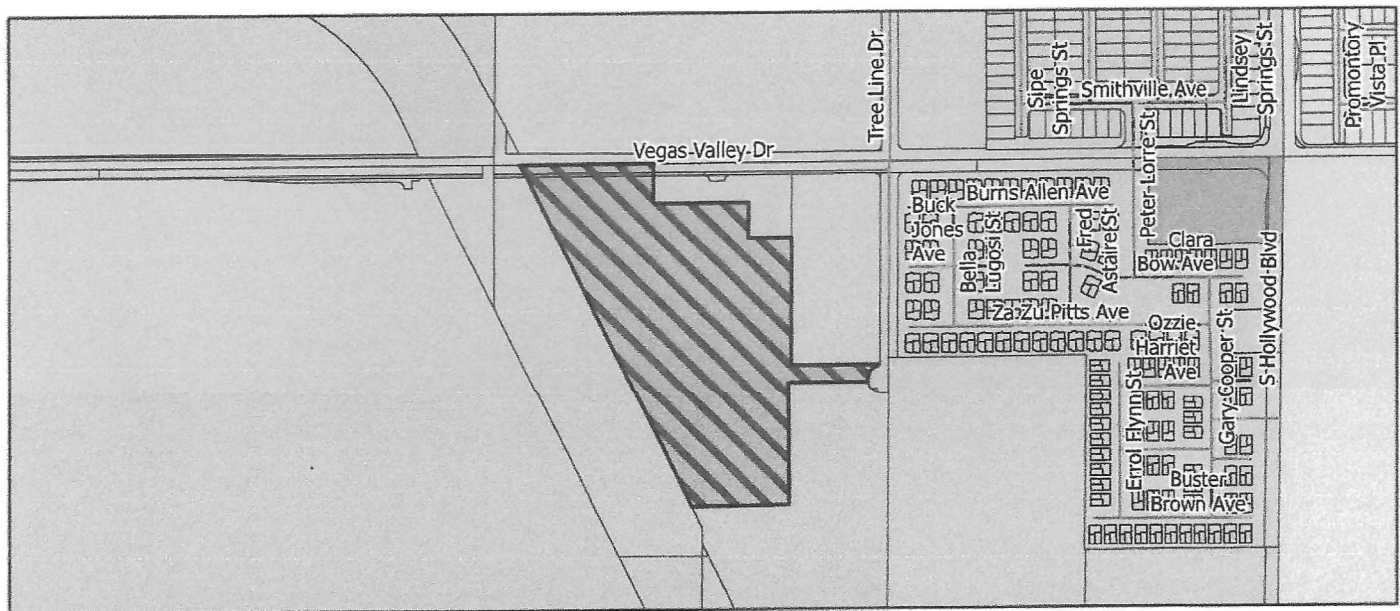
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-26-700022

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Sunrise Manor Clark County, Nevada

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0257-CITY OF LAS VEGAS:

HOLDOVER ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-10-701-015 ptn

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Existing Land Use: Solar power facility

Applicant's Justification

The applicant states that the proposed zone change to RM32 is appropriate since the site will be buffered from the lower density residential in the area by the existing adjacent and abutting industrial and public facility zoned properties. The proposed zone change will not have adverse impacts on the surrounding community or existing infrastructure or services.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZC	September 2012
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility & undeveloped
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
PA-26-700022	A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda.
VS-26-0258	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
DR-26-0259	A design review for a multi-family residential development on a portion of the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RM32 zoning on the site is not compatible

with the surrounding area. The proposed residential use would be adversely impacted since the site is essentially surrounded by industrial uses including an electric generation facility to the north (zoned IP, IL, & IH), a recycling center and an automobile auction facility to the east (zoned IP & IH), and a wastewater treatment plant to the west (zoned PF). Furthermore, the change from PF to RM32 zoning may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 would typically require the existing recycling center to the east to be 600 feet from any nonindustrial use, the existing wastewater treatment plant to the west to be 1,000 feet from any nonindustrial use, and the existing electric generation (large scale) facility to the north to be 1,000 feet from any nonindustrial use, which the proposed residential use would not meet any of these requirements. The request does not comply with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RM32 zoning is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 5, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 13 cards

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: FIXX DEVELOPMENT

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0257-CITY OF LAS VEGAS:

HOLDOVER ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-10-701-015 ptn

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Existing Land Use: Solar power facility

Applicant's Justification

The applicant states that the proposed zone change to RM32 is appropriate since the site will be buffered from the lower density residential in the area by the existing adjacent and abutting industrial and public facility zoned properties. The proposed zone change will not have adverse impacts on the surrounding community or existing infrastructure or services.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZC	September 2012
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility & undeveloped
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
PA-26-700022	A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda.
VS-26-0258	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
DR-26-0259	A design review for a multi-family residential development on a portion of the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RM32 zoning on the site is not compatible

with the surrounding area. The proposed residential use would be adversely impacted since the site is essentially surrounded by industrial uses including an electric generation facility to the north (zoned IP, IL, & IH), a recycling center and an automobile auction facility to the east (zoned IP & IH), and a wastewater treatment plant to the west (zoned PF). Furthermore, the change from PF to RM32 zoning may adversely impact future residents on the site due to nuisances such as odors and/or noise. Title 30 would typically require the existing recycling center to the east to be 600 feet from any nonindustrial use, the existing wastewater treatment plant to the west to be 1,000 feet from any nonindustrial use, and the existing electric generation (large scale) facility to the north to be 1,000 feet from any nonindustrial use, which the proposed residential use would not meet any of these requirements. The request does not comply with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RM32 zoning is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 5, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 13 cards

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: FIXX DEVELOPMENT

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

March 31, 2026

VIA ONLINE SUBMITTAL
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter – Zone Change
Fixx Development Corp.
APN: A Portion of 161-10-701-015**

To Whom It May Concern:

Please be advised this firm represents Fixx Development Corp. (the “Applicant”) in the above referenced matter. The site is approximately 15.17 acres generally located south of Vegas Valley Dr and west of Tree Line Dr, and east of the Las Vegas Wash. The site is more particularly described as a portion of Assessor’s Parcel Number (“APN”) 161-10-701-015 (the “Site”). The Site has a planned land use designation of Public Use (PU) and a zoning designation of Public Facility (PF). The Applicant is requesting a zone change to Residential Multi-Family 32 (RM32). A corresponding master plan amendment application to Urban Neighborhood (UN) has also been submitted for the Site.

Zone Change

The RM32 Zoning for Veteran Housing is appropriate for the area. The Applicant is proposing 348 units for veteran housing so the density is 22.94 dwelling units per acre which is almost 9 dwelling units per acre less than is permitted in RM32. Additionally, the Site is buffered from existing residential by the recycling center to the east (zoned Industrial Heavy (IH)), the wash and the water pollution control facility to the west (zoned Public Facility (PF)), the NV Energy Facility to the north (zoned IH), and the remaining solar panels to the south (zoned PF). The closest existing residential developments have zoning designations of RM18 and RS3.3. RM18 is slightly less dense than proposed but it is still a higher density, multi-family zoning designation. RS3.3 are single-family detached homes on slightly smaller lots, but these are adequately buffered from the Site. This development will not have adverse impacts on the surrounding community or existing infrastructure or services. Adequate infrastructure exists in the area for this development.

March 31, 2025
Page 2

KAEMPFER

CROWELL

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read 'Mark W. Mulhall', written in a cursive style.

Mark W. Mulhall

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0258-CITY OF LAS VEGAS:

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

RELATED INFORMATION:

APN:

161-10-701-015

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:**Project Description**

The applicant is requesting the vacation and abandonment of a portion of the right-of-way along Vegas Valley Road to accommodate detached sidewalk associated with the proposed multi-family development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZA	September 2012
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
PA-26-700022	A plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-26-0257	A zone change from RS2 to RM32 is a companion item on this agenda.
DR-26-0259	A design review for a multi-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Vegas Valley Drive improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 12 cards

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102054
ASSESSOR PARCEL #(s): 16110701015

PROPERTY ADDRESS/ CROSS STREETS: Vegas Valley Dr/Tree Line Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment, Zone Change, Design Review, Vacation for Veteran Housing development

PROPERTY OWNER INFORMATION

NAME: City of Las Vegas
ADDRESS: 495 S. Main St.
CITY: Las Vegas STATE: NV ZIP CODE: 89101
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

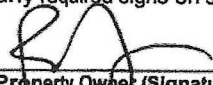
NAME: Fixx Development
ADDRESS: 17759 Scarsdale Way
CITY: Boca Raton STATE: FL ZIP CODE: 33496
TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Dr., Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 407-949-7615 ACCELA REFERENCE CONTACT ID # 289392

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

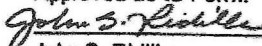
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


Property Owner (Signature)*
ACTING CITY MANAGER

ROSA CORTES
Property Owner (Print)

2/12/2026
Date

Approved as to Form:


John S. Ridilla Date
Assistant City Attorney

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

06/24/2025

DRC Surveying Nevada, Inc.

Civil Engineering & Planning

7080 La Cienega St, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

March 3, 2026

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

Attention: Senior Planner

**Regarding: Justification Letter for Vacation of Public Rights-of-way
APN #161-10-701-015**

On behalf of our client, DRC Surveying Nevada would like to submit a request to vacate the existing right of way within the referenced APN's as shown in the attached documents.

The small 5' wide strip of right of way along Vegas Valley is proposed to be vacated since the proposed street improvements with the adjacent development are calling for a "detached" sidewalk so per Clark County requirements the right of way will only be 35' to the back of curb.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.

Dennis P. Wertzler, PE
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0259-CITY OF LAS VEGAS:

HOLDOVER DESIGN REVIEW for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-10-701-015 ptn

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Project Type: Multi-family residential (affordable housing)
- Number of Units: 348
- Density (du/ac): 22.89
- Number of Stories: 3 (Apartment buildings)/1 (Pool buildings [small and large], Maintenance building, Clubhouse and Administrative building)
- Building Height (feet): Up to 40 (Apartment buildings)/20 (Administrative building)/19 (Clubhouse)/15 (Pool building [small and large], and Maintenance building)
- Square Feet: 253,051 (Apartment buildings)/ 8,820 (Administrative building)/7,988 (Clubhouse)/2,037 (Pool buildings [small and large])/1,066 (Maintenance building)
- Open Space Required/Provided: 34,800/69,219
- Parking Required/Provided: 588/592
- Sustainability Required/Provided: 5/5

Site Plan

The site plan depicts a multi-family residential development and associated amenities arranged on a triangular-shaped site with primary access from Vegas Valley Drive to the north and secondary access from Tree Line Drive to the east. The subject site was previously approved and currently operates as a solar field. The site is undergoing a parcel map process (MSM-26-600013) to create three parcels, and the subject site is Lot 2 on that map comprising 15.20 acres, which is also being rezoned to RM32. The existing solar field within that portion of the site (Lot

2) will be eliminated to accommodate the multi-family project. The northern portion of the site contains multiple residential buildings organized around internal parking areas, with a clubhouse and pool complex located near the primary entry. The southern portion contains additional residential buildings, an administrative building, and additional amenity areas, with gated access extending from the internal circulation system. Trash enclosures, pedestrian connections, carports, bicycle parking, and EV charging locations are shown throughout the site. The site is bordered by block walls on the north, south (except within the 100 feet SNWA easement), and east sides, and by a mix of existing and new wrought-iron fencing along the west side next to the Las Vegas Wash.

Landscaping

The landscape plan depicts perimeter landscaping along all property boundaries, including the frontages on Vegas Valley Drive and Tree Line Drive. The planting areas meet the applicable Title 30 landscaping requirements for trees, shrubs, and groundcovers. The plan identifies parking lot landscaping distributed throughout the parking areas, except along the western boundary where the existing SNWA permanent easement, which prohibits tree planting within the easement area and allows only shallow root landscaping.

Elevations

The elevations depict a consistent architectural theme across all buildings, showing stucco wall finishes, manufactured stone veneer at the base, and storefront or vinyl window systems. Mechanical equipment is depicted as screened at grade or located behind parapets. The accessory one-story buildings (up to 20 feet tall) and the three-story residential multi-family buildings (up to 40 feet tall) share the same material treatment. Overall, the elevations depict a unified and coordinated design across the development.

Floor Plans

The floor plans depict the Clubhouse is 7,988 square feet, the Pool Buildings are 1,220 and 817 square feet, the Maintenance Building is 1,066 square feet, and the Administrative Building is 8,820 square feet. The apartment buildings total 253,051 square feet and depict stacked residential layouts. The residential units within the apartment buildings consist of mix of one-, two-, and three-bedroom layouts. Unit sizes range from 1,038 to 1,164 square feet.

Applicant's Justification

The applicant requests design review approval for an affordable/veteran housing community and states that the site's location within the solar farm and adjacent utility and industrial uses makes the project appropriate and adequately buffered. The proposal includes residential buildings and supportive housing buildings for veterans, an administrative building, and amenities, with access from Vegas Valley Drive and Tree Line Drive. The applicant indicates that secured access, internal circulation, parking, and pedestrian connections are designed to serve residents, and that landscaping is provided consistent with site conditions and easement constraints. An alternative landscape plan is requested due to an SNWA easement limiting tree placement. The applicant asserts the project is compatible with surrounding uses and supports the related land use applications.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-0779-12 (ZC-0429-09)	Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by ZA	September 2012
VS-0462-10	Vacate and abandon a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
PA-26-700022	Plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-26-0257	Zone change from PF to RM32 is a companion item on this agenda
VS-26-0258	Vacation and abandonment of a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 residential development is not compatible with adjacent development and is not harmonious with development in the area because the site is surrounded by industrial uses, including an electric generation facility to the north, a recycling center and automobile auction facility to the east, and a wastewater treatment plant to the west, and is located within the center of an existing solar field. These surrounding uses are industrial in character, do not include residential development, and do not meet the typical separation distances required between nonindustrial uses and facilities such as recycling centers, wastewater treatment plants, and electric generation facilities. The site plan also depicts painted pedestrian walkways, which do not satisfy the pedestrian connection requirements of Title 30. While the building elevations and architectural features are not the primary concern, the placement of residential buildings within an active industrial and solar generation area results in a development pattern that is undesirable in appearance relative to its surroundings. In addition, the surrounding roadway network is designed to serve industrial and utility scale operations rather than residential traffic, and the location does not meet the intent of the design review criteria related to appropriate access and circulation. Staff is also not supporting the companion plan amendment and rezoning requests; therefore, staff cannot support the design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 5, 2026** at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

- Shall at financial closing, and recorded in first position, place a Declaration of Restrictive Covenants on the property restricting the affordability of the units to the ranges provided on the County's Approved Affordable Housing Certification, for a period of 50 years.
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Vegas Valley Drive improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 16 cards

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN RD, LAS VEGAS, NV 89115

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0289-CITY OF LAS VEGAS:

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

RELATED INFORMATION:

APN:

161-10-701-015

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the right-of-way being Vegas Valley Drive which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-26-0259	Design Review for multi-family residential development	Pending	6/16/2026 PC
PA-26-700022	Plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda	Pending	6/16/2026 PC
ZC-26-0257	Zone change to reclassify the site from PF to RM32 is a companion item on this agenda	Pending	6/16/2026 PC
VS-26-0258	Vacation and abandonment of a portion of right-of-way	Pending	6/16/2026 PC
ADET-0779-12 (ZC-0429-09)	First extension of time for a solar photovoltaic facility	Approved by ZA	September 2012
VS-0462-10	Vacation and abandonment a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Zone change a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Zone change a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0814-03	Zone change a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL & IH	Electric generation facility
South	Public Use	PF	Solar power facility
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
WS-26-0288	Waiver of development standards to eliminate drainage study is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100498

ASSESSOR PARCEL #(s): 161-10-701-015

PROPERTY ADDRESS/ CROSS STREETS: Vegas Valley Dr./Tree Line Dr.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Parcel Map Conditions to allow them to be completed with land use application and future development and vacation of existing driveway to be regranted as an easement.

PROPERTY OWNER INFORMATION

NAME: City of Las Vegas

ADDRESS: 495 S. Main St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Fixx Development

ADDRESS: 17759 Scarsdale Way

CITY: Boca Raton

STATE: FL

ZIP CODE: 33496

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 28 9392

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

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

[Signature]
Property Owner (Signature)*

[Print Name]
Property Owner (Print)

3/23/26
Date

Approved as to Form:

[Signature] 3/23/26

John S. Ridilla

Date

Assistant City Attorney

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>

06/24/2025

DRC Surveying Nevada, Inc.

Civil Engineering • Planning

7080 La Cienega St, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

April 9, 2026

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

Attention: Senior Planner

**Regarding: Justification Letter for Vacation of Public Rights-of-way
APN #161-10-701-015**

On behalf of our client, DRC Surveying Nevada would like to submit a request to vacate the existing right of way within the referenced APN's as shown in the attached documents.

This vacation covers the existing right of way granted in the past for a driveway. This is being vacated to satisfy the condition on a parcel map pre-determination requirement made by Clark County mapping team.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.

Dennis P. Wertzler, PE
President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0288-CITY OF LAS VEGAS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate drainage study in conjunction with a proposed minor subdivision on 31.7 acres in a PF (Public Facility) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/ji/kh (For possible action)

RELATED INFORMATION:

APN:
161-10-701-015

WAIVER OF DEVELOPMENT STANDARDS:
Eliminate the drainage study where required per Section 30.04.08B.

LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6214 Vegas Valley Drive
- Site Acreage: 31.7
- Project Type: Minor subdivision

Site Plan

The site plan depicts a proposed 3 lot parcel map on the south side of Vegas Valley Drive, which is requested with MSM-26-600013. Lot 1 is positioned at the northeast portion of the site, fronting Vegas Valley Drive. Lots 2 is situated immediately south of Lot 1, and Lot 3 is located to the south of Lot 2. The portion of the site identified as Lot 2 and 3 was previously approved and currently operates as a solar field. The existing solar field within the boundary of Lot 2 will be eliminated to accommodate a multi-family residential development. Lot 3 will continue to house the existing solar facility. A drainage study is required as part of the minor subdivision request; however, the applicant is deferring the drainage study to be done as part of the proposed multi-family residential development.

Applicant's Justification

The applicant states there will be a drainage study conducted upon approval of the future multi-family residential development. The waiver will allow the parcel map to move forward independently from the approval of the proposed multi-family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-26-0259	Design Review for multi-family residential development	Pending	6/16/2026 PC
PA-26-700022	Plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda	Pending	6/16/2026 PC
ZC-26-0257	Zone change to reclassify the site from PF to RM32 is a companion item on this agenda	Pending	6/16/2026 PC
VS-26-0258	Vacation and abandonment of a portion of right-of-way	Pending	6/16/2026 PC
ADET-0779-12 (ZC-0429-09)	First extension of time for a solar photovoltaic facility	Approved by ZA	September 2012
VS-0462-10	Vacation and abandonment a portion of right-of-way being Tree Line Drive	Approved by PC	November 2010
ZC-0429-09	Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility	Approved by BCC	August 2009
NZC-0096-04	Non-conforming zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired	Approved by BCC	May 2004
NZC-0095-04	Non-conforming zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired	Approved by BCC	May 2004
ZC-0814-03	Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired	Approved by BCC	June 2003
ZC-0360-98	Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired	Approved by BCC	May 1998
ZC-66-63	Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired	Approved by BCC	May 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP, IL, & IH	Electric generation facility
South	Public Use	PF	Solar power facility
East	Business Employment	IP & IH	Automobile auction & recycling center
West	Public Use	PF	Las Vegas Wash & wastewater treatment plant

Related Applications

Application Number	Request
VS-26-0289	Vacation and abandonment of a portion of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**Waiver of Development Standards

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

Waiver of Development Standards

Staff has no objection to eliminating the drainage study requirement for the parcel map, as the drainage study is required with application DR-26-0259 on this parcel.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimate may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN ROAD, LAS VEGAS, NV 89115



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100498

ASSESSOR PARCEL #(s): 161-10-701-015

PROPERTY ADDRESS/ CROSS STREETS: Vegas Valley Dr./Tree Line Dr.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Parcel Map Conditions to allow them to be completed with land use application and future development and vacation of existing driveway to be regranted as an easement.

PROPERTY OWNER INFORMATION

NAME: City of Las Vegas

ADDRESS: 495 S. Main St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Fixx Development

ADDRESS: 17759 Scarsdale Way

CITY: Boca Raton

STATE: FL

ZIP CODE: 33496

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 289392

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

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

[Signature]
Property Owner (Signature)*

Mike Jones
Property Owner (Print)

3/23/26
Date

Approved as to Form:

John S. Ridilla 3/23/26

John S. Ridilla

Date

Assistant City Attorney

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>

06/24/2025

DRC Surveying Nevada, Inc.

Civil Engineering • Planning

7080 La Cienega St, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

April 9, 2026

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

Attention: Senior Planner

**Regarding: Justification Letter for Vacation of Public Rights-of-way
APN #161-10-701-015**

On behalf of our client, DRC Surveying Nevada would like to submit a request to vacate the existing right of way within the referenced APN's as shown in the attached documents.

This vacation covers the existing right of way granted in the past for a driveway. This is being vacated to satisfy the condition on a parcel map pre-determination requirement made by Clark County mapping team.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.

Dennis P. Wertzler, PE
President

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0292-MGR PROPERTIES, LLC:

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

RELATED INFORMATION:

APN:

161-07-110-002; 161-07-110-008 through 161-07-110-010

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of Glen Avenue, Dalhart Avenue, and McLaurine Avenue to accommodate detached sidewalks.

Prior Land Use Requests

APN 161-07-110-002

Application Number	Request	Action	Date
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017

APNs 161-07-110-008 & 161-07-110-009

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007

APNs 161-07-110-008 & 161-07-110-009

Application Number	Request	Action	Date
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

APN 161-07-110-010

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0825-15	Vacation and abandonment a portion of Lake Street	Approved by PC	February 2016
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Urban Neighborhood (greater than 18 du/ac)	IP & RM32	Vehicle maintenance & multi-family residential
South	Business Employment	IP & IL	Vehicle maintenance & outdoor storage
East	Business Employment	IP & IL	Outdoor storage
West	Business Employment	H-2 & RS20	Undeveloped

Related Applications

Application Number	Request
UC-26-0291	A use permit, waivers of development standards, and design review for an assisted living facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MGR PROPERTIES, LLC

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101948

ASSESSOR PARCEL #(s): 161-07-110-002, 161-07-110-008, 161-07-110-009, & 161-07-110-010

PROPERTY ADDRESS/ CROSS STREETS: McLaurine/Glen

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & Abandonment of public right-of-way to accommodate a detached sidewalk.

PROPERTY OWNER INFORMATION

NAME: MGR Properties LLC

ADDRESS: 1224 Chapman Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702-234-1427

CELL 702-234-1427

APPLICANT INFORMATION (information must match online application)

NAME: MGR Properties LLC

ADDRESS: 1224 Chapman Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702-234-1427

CELL 702-234-1427

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Baughman & Turner, Inc.

ADDRESS: 333 N Rancho Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: 702-870-8771

CELL _____

ACCELA REFERENCE CONTACT ID # 125485

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

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

Marcelino Gonzalez
Property Owner (Signature)

Marcelino Gonzalez, Manager

Property Owner (Print)

2/3/26

Date



BAUGHMAN & TURNER, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

A  **CIVILONE COMPANY**

February 10, 2026

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Paradise Family Center - APN 161-07-110-002, -008 through -010

To Whom It May Concern,

Please let this letter serve as a justification for the Vacation and Abandonment of a portion of a Right-of-Way.

We are requesting to vacate a portion of Right-of-Way to accommodate a detached sidewalk along a portion of Glen Avenue, Dalhart Avenue and McLaurine Avenue. Any utility and/or drainage easements required will be retained. The Right-of-Way to be vacated lies along the west 5.00 ft of APN 161-07-110-002, the east 5.00 ft of APN's 161-07-110-008, -009 and -010 and the north 5.00 ft of APN 161-07-110-008.

The approval of this request 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,

Baughman & Turner, Inc.

A CivilOne Company

David Turner
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0291-MGR PROPERTIES, LLC:

USE PERMIT for an assisted living facility.

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

DESIGN REVIEW for a proposed assisted living facility on 1.49 acres in an IP (Industrial Park) Zone.

Generally located south of Glen Avenue and west of McLaurine Avenue within Sunrise Manor.
TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-110-002; 161-07-110-008 through 161-07-110-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height within the front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03 (a 100% increase). (No longer needed)
2.
 - a. allow a non-decorative wall along McLaurine Avenue where fences and walls along the street within the urban area shall be decorative. (No longer needed)
 - b. allow a non-decorative wall along Glen Avenue where fences and walls along the street within the urban area shall be decorative. (No longer needed)
 - c. allow a non-decorative fence along Dalhart Avenue where fences and walls along the street within the urban area shall be decorative. (No longer needed)
3.
 - a. Reduce throat depth for the driveway along McLaurine Avenue to 15 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
 - b. Reduce departure distance for a driveway along McLaurine Avenue from the intersection of Glen Avenue and McLaurine Avenue to 112 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 41% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2524 Dalhart Avenue, 2507 McLaurine Avenue, and 2547 McLaurine Avenue
- Site Acreage: 1.49
- Number of Units: 30
- Density (du/ac): 10.07
- Project Type: Assisted living facility
- Number of Stories: 1
- Building Height (feet): 23 (assisted living buildings)/12 (office)
- Square Feet: 6,244 (assisted living buildings)/2,130 (office)
- Parking Required/Provided: 24/29 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/5

History & Site Plan

The site was originally approved for an office-warehouse building in August 2006 via ZC-0985-06, which was never constructed. The site was subsequently approved for a parking lot with outdoor storage and display in July 2025 via UC-25-0254, which also expunged the design review portion of ZC-0985-06. The applicant is now proposing to redevelop the site for a proposed assisted living facility.

The plans depict a proposed assisted living facility accessed via McLaurine Avenue, a local street, to the east. The site features 3 assisted living buildings, which are situated in the north, south, and west portions of the site, respectively. Building A is set back 26 feet from the north property line, 28 feet from the east property line, and 5 feet from the west property line. Building B is set back 29 feet from the east property line, and 5 feet from the southwest and west property lines. Building C is set back 5 feet from the northwest property line and 19 feet from the west property line. An existing 2,130 square foot building is proposed to be repurposed to an administrative support office, which is located on the west side of the site, 14 feet south of Building C and 10 feet from the south property line. A 400 square foot utility room is located 14 feet south of Building C and 11 feet east of the office.

Parking is located along the east side of the site, centrally located between the 4 buildings. An access gate that will remain open during business hours and will be set back 25 feet from the property line. A trash enclosure is located on the south side of the parking lot and is 21 feet north of Building B. A 6 foot high decorative screen wall is proposed along all 4 sides of the site, while an existing 6 foot high block wall is located along the southwest side of the site. Waivers are requested for reduced throat depth and departure distance for the driveway along McLaurine Avenue.

Landscaping

The plans depict detached sidewalks with street landscaping along Glen Avenue, McLaurine Avenue, and Dalhart Avenue, with the landscaping consisting of large trees, shrubs, and groundcover. The plans also show parking area landscaping consisting of landscape islands with trees and shrubs.

Elevations

The plans depict 23 foot high assisted living buildings with stucco facades with stone veneer columns, awnings, and variable rooflines composed of concrete tile. The entrances are on the front sides of the buildings with windows on all sides. The buildings will be painted in desert tones. The plans also show a 12 foot high office building with a stucco facade and a flat, variable roofline.

Floor Plans

The plans depict 3 assisted living buildings that are each 6,244 square feet. The buildings feature bedrooms, restrooms, examination rooms, a cleaning room, storage room, and a recreational area. Each building features 10 bedrooms with 16 total beds. The plans also show a 2,130 square foot office building with offices, restrooms, a conference room, break room, kitchen, pantry, and closets.

Applicant's Justification

The applicant states that the assisted living facility will not be accessed via a collector or arterial street due to the limited frontage and unusual right-of-way configuration of the adjacent streets. The site is surrounded by industrial zoning with scattered residential uses in the area, so the development will blend in with the surrounding uses. The reduced throat depth and departure distance will not create issues as the site will generate a small amount of traffic. The site will also be gated and screened with 6 foot high block walls.

APN 161-07-110-002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017

APNs 161-07-110-008 & 161-07-110-009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

APN 161-07-110-010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0825-15	Vacation and abandonment a portion of Lake Street	Approved by PC	February 2016
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Urban Neighborhood (greater than 18 du/ac)	IP & RM32	Vehicle maintenance & multi-family residential
South	Business Employment	IP & IL	Vehicle maintenance & outdoor storage
East	Business Employment	IP & IL	Outdoor storage
West	Business Employment	H-2 & RS20	Undeveloped

Related Applications

Application Number	Request
VS-26-0292	A vacation and abandonment of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

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

While staff can appreciate the site improvements proposed by the applicant, particularly the provision of street landscaping along Glen Avenue, McLaurine Avenue, and Dalhart Avenue, staff has concerns with the overall development. The site and surrounding areas have gradually shifted to industrial zoning and uses, including outdoor storage and vehicle maintenance. The site is adjacent to multiple properties being used for outdoor storage, making an assisted living facility a less suitable use for this particular location. The assisted living facility will also not be accessed from an arterial or collector street as required by Title 30, and the trash enclosure will open into the drive aisles of the parking area, creating potential vehicular conflicts. The addition of 6 foot high walls around the property will offer some screening to help mitigate the intensity of the surrounding development, but the proposed assisted living facility remains incompatible with the existing development around the site. Staff finds that the proposed facility would be more appropriate in a residential, commercial, or low-intensity industrial area. Therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth and departure distance for the McLaurine Avenue commercial driveway. Although the throat depth and departure distance does not comply with the minimum standard, the applicant worked with staff to relocate a sanitation bin enclosure and extend the throat depth which provides more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge UC-25-0254;
- 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0582-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MGR PROPERTIES, LLC

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT



BAUGHMAN & TURNER, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

A  **CIVILONE COMPANY**

May 7, 2026

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Paradise Family Center - APN 161-07-110-002, -008 through -010

To Whom It May Concern,

Please let this letter serve as justification for a Special Use Permit for an Assisted Living Skilled Nursing Facility in an Industrial Park zone and a Design Review. The proposed project is located at the southwest corner of the intersection of McLaurine Avenue and East Glen Drive. The 1.49-acre site is further identified as APN's 161-07-110-002, -008, -009, and -010. The total density is 10.07 units per acre. The parking requirement is a 1 parking space per 2 persons which equals 24 spaces (48 Beds). We provided 27 regular spaces and 2 ADA spaces for a total of 29 spaces.

This application is requesting a Design Review for a three-building, 48 bed proposed skilled nursing facility and a use permit for the skilled nursing facility which is a special use for this zoning. The project will not be accessed via collector or arterial because of the minimum frontage along the arterial and the unusual right-of-way configuration of the adjacent streets per title 30.03.03a.

Special Use Permits:

In conjunction with the Site Design Review, this applicant is asking for a Special Use Permit for the assisted living skilled Nursing Facility. This use is allowed in the Industrial Park (IP) zoning with the special use permit. There is scattered residential in the area as well as a multifamily complex just north of Glen Dr so this development will blend in with the surrounding uses. All units will be > 120 sq ft and this is counted as half-units for density per title 30.15.

Waiver of Standards

The applicant is requesting a Waiver of the Throat Depth for the entry. The site currently provides 15.65 ft of entry length from the BCR where 25 ft is required per Uniform Standard Drawing 222.1. There is an additional 25.5 ft from the right-of-way to the gates, however, since the gates remain open during business hours, there will be no back-up of vehicles in the public right-of-way. This development generates a small amount of traffic. For these reasons, a waiver of the throat depth is being requested. The requested waiver is to reduce the throat depth measurement to 15.65.

The required minimum departure distance is also being waived. Per Uniform Standard Drawing 222.1, the minimum required departure distance is 190 feet. The requested departure distance as shown on the site plan is 112.12 ft. As mentioned, this development will generate a small amount of traffic. Additionally, the area is primarily industrial, which also generates a small amount of traffic. We feel that the reduction of the departure distance will not have a negative impact on the surrounding businesses or traffic. For this reason, the departure distance is being waived.

Design Review:

The proposed skilled nurse facility is bordered by Industrial Park (IP) and Industrial Light (IL) uses to the south, west and east and Residential Multi-family 32 (RM32) to the north across Glen Drive. There is General Highway Frontage (H-2) west across Dalhart Avenue. The H-2 zone west of this site is planned for business employment and is undeveloped. The remaining old vehicles and Connex boxes will be removed, and the site will be graded. The remaining house will be used as has an admin/support office for staff.

The proposed skilled nursing facility will include three - 6,244 sq ft buildings. Each building will have 10 rooms and 16 beds: four (4) single bedrooms at 150 sq ft per room, four (4) double bedrooms at 249 sq ft per room, and two (2) double bedrooms at 235 sq ft per room. Total number of residents is a maximum of 48. The proposed development will include a six-ft block wall around the north, east and south property lines of APN's 161-07-110-008, -009, and -010 and a new 6 ft block wall along the west property line of APN 161-07-110-002. The balance of the property lines have an existing 6-ft block wall. The nursing facility will be gated with access from McLaurine Avenue. Landscape strips are proposed along McLaurine Ave, Dalhart Avenue and E. Glenn Dr. on both sides and detached sidewalk. There are several small "green" areas scattered around the interior of the site. Full offsite improvements with detached sidewalk will be provided along McLaurine Ave, Dalhart Avenue and E. Glenn Dr. An application for the vacation of right-of-way needed for the detached sidewalk will be submitted.

A landscape plan has been provided which includes tree spacing, shrubs, and meets the plant materials identified in the SNRPC plant list. The landscape plan shows trees to scale and provides adequate special consideration for anticipated size and spread.

Pursuant to Section 30.04.05 of the Clark County Design Guidelines, sustainability for non-residential development, the site must achieve seven (7) sustainability points. This development has provided five (5) Sustainability points, one for an increase in the number of trees provided, one for water-effective landscaping, and three (3) points for covered windows and entryway. This development has met five (5) Sustainability points which are below the required seven points for non-residential developments.

The proposed improvements will improve the industrial feel of the area by providing lush landscaping and clean, modern buildings. This development will beautify 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,

Baughman & Turner, Inc.

A CivilOne Company



David Turner
VP of Business Operations

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

RELATED INFORMATION:

APN:

140-20-610-016

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5061 Judson Avenue
- Site Acreage: 0.88
- Existing Land Use: Towing storage yard

Applicant's Justification

This request is a zone boundary amendment to Industrial Light (IL) zoning with no plans submitted. According to the applicant, no physical changes to the site are proposed in connection with this request. The zone change will simply align the zoning designation with the current Master Plan designation of Business Employment and establish uniform zoning with the adjacent parcels to the east and west.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-083-92	Reclassified this site to C-1 zoning (now CG)	Approved by BCC	June 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Corridor Mixed-Use	IL (APZ-2 & AE-65)	Mini-warehouse facility with outside storage & warehouse with storage yard
South	Neighborhood Commercial	RS20 (AE-65)	Outside storage
East	Public Use	IL (AE-65)	Towing storage yard
West	Business Employment	IL (AE-65)	Warehouse with outside storage

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The adjacent properties to the north, east, and west are currently zoned IL, and the general area is planned for Business Employment uses based on the air environs from Nellis Air Force Base. As a result, staff can support the zone change request to IL.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

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:**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at septies@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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DUTTS REAL ESTATE HOLDING, LLC
CONTACT: BRIAN HARDY, MARQUIS & AURBACH, 10001 PARK RUN DRIVE, LAS
VEGAS, NV 89145

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0322-PONCE, ROSA MARLENE MARIN:

USE PERMIT for small livestock (chickens).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for accessory structures in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Cedar Avenue and east of Wind River Road within Sunrise Manor.
TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

140-33-112-023

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 620 Wind River Drive

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

Site Plan

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

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

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

Landscaping

Landscaping is not a part of this request.

Elevations

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

Floor Plans

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

Applicant's Justification

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

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

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

Waivers of Development Standards #1 & #2

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VICTOR A. MARTINEZ

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

To Clark County Department Comprehensive Planning

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

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

Title 30

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

CE24-32510

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

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

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

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

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

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

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

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

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

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

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

15. Livestock, Small

RS10 and RS5.2 Districts

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

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

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

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

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0317-SANTANA, JOSE GUADALUPE:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.43 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Radwick Drive and north of Whistler Ridge Avenue within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

140-35-414-019

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of retaining walls along portions of the side and rear yards to 8 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 166% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 196 Ginger Root Court
- Site Acreage: 0.43
- Project Type: Increase retaining wall height
- Wall Height (feet): 8

Site Plan & Elevation

The site depicts an existing single-family residence with primary access from Ginger Root Court. Existing retaining walls run along portions of the northern and eastern boundaries. These retaining walls have been raised, forming an L-shaped configuration along the north and east sides of the property. The raised wall sections measure approximately 100 feet along the north and 32 feet along the east portions of the lot, for a total combined length of approximately 132 linear feet. The retaining wall along the east is 12 feet from the east property line, and the retaining wall along the north is 8 feet from the north property line. The elevation shows an 8 foot CMU wall constructed on a concrete footing.

Applicant's Justification

The applicant indicated that the retaining wall was constructed because the site contains a 10 foot hill that needed to be cut to create space for a future swimming pool. The applicant also states that the wall was designed by an engineer and constructed in accordance with proper standards and appropriate materials

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0484-03	Waiver of development standard and waiver of condition to increase wall height and landscape	Approved BCC	June 2003
VS-0081-03	Vacation and abandonment of a right-of-way	Approved by PC	March 2003
UC-1135-02	Use permit and waiver for a planned unit development	Approved by BCC	October 2002

Surrounding Land Use

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

Waiver of Development Standards

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

Staff understand that the property contains a slope, which necessitates a slightly taller wall to properly address grading and site stability. The retaining wall is located at the rear of the property and is not visible from the street. Additionally, staff finds that the increase in height does not adversely affect the adjacent lots. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSE SANTANA 196 GINGER ROOT COURT, LAS VEGAS, NV 89110

CONTACT: JOSE SANTANA 196 GINGER ROOT COURT, LAS VEGAS, NV 89110



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101791
ASSESSOR PARCEL #(s): 190-35-414-019
PROPERTY ADDRESS/ CROSS STREETS: 196 Ginger Root Ct.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver for retaining wall (existing)
8'

PROPERTY OWNER INFORMATION

NAME: Jose Guadalupe Santana
ADDRESS: 196 Ginger Root Court
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: _____ CELL 702 268 9895

APPLICANT INFORMATION (information must match online application)

NAME: Same as Above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jose Guadalupe Santana
ADDRESS: 196 Ginger Root Court
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: _____ CELL 702 768 8005 ACCELA REFERENCE CONTACT ID # _____

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

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

Jose G. Santana
Property Owner (Signature)*

Jose G. Santana
Property Owner (Print)

10-23-25
Date

JUSTIFICATION LETTER

my name is Jose C. Santano and I own this property 196 Ginger root ct Las Vegas NV 89110.

I build the retaining wall because I have a 10' foot high hill and I want to build a swimming pool so I needed to cut into the hill to make space for the pool.

It was designed by an engineer and build according to the proper standards, I use the correct materials and I have videos and proof that everything was built according to the plans. Therefore I am requesting a waiver of development standards to increase the height of a proposed retaining wall height to 8' feet where 3' feet is allowed per 30.04.03C.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: 1) reduce parking; 2) eliminate bicycle parking; 3) reduce street landscaping; 4) eliminate parking lot landscaping; 5) reduce gate setback; and 6) increase fence height.

DESIGN REVIEW for site modifications in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone.

Generally located south of Glen Avenue and north of Boulder Highway within Sunrise Manor.
TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-07-102-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 99 parking spaces where 105 parking spaces are required per Table 30.04-2 (a 6% reduction).
2. Eliminate bicycle parking where bicycle parking is required per Section 30.04.04J (a 100% reduction).
3.
 - a. Reduce street landscaping along Boulder Highway where 1 large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - b. Reduce the width of street landscaping along Boulder Highway to 4 feet where 6 feet is required per Section 30.04.01D (a 33% reduction).
 - c. Reduce street landscaping along Glen Avenue where 1 large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - d. Reduce the width of street landscaping along Glen Avenue to 6 feet where 10 feet is required per Section 30.04.01D (a 60% reduction).
4. Eliminate parking lot landscaping per Section 30.04.01.
5. Reduce the setback of a proposed access gate along Boulder Highway to 1 foot where the access gate shall be set back no less than 50 feet from the property line per Section 30.04.03E (a 98% reduction).
6. Increase the height of a proposed fence to 8 feet where a maximum of 3 feet is permitted within the front yard in a commercial zoning district per Section 30.04.03 (a 167% increase).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3511 Boulder Highway
- Site Acreage: 2.5
- Project Type: Existing office and proposed fence and gates
- Number of Stories: 1
- Building Height (feet): 2,400
- Square Feet: 41,977
- Parking Required/Provided: 105/99

History & Site Plan

The Board of County Commissioners approved WS-24-0562 in December 2024. The Notice of Final Action required a 1 year review of the gate as a condition of approval by Public Works.

The approved plan depicts an existing office building centered on the lot and parking areas located on all sides. The plan includes access gates at all four driveways and a new 8 foot high wrought-iron perimeter fence with pedestrian access points at Glen Avenue and Boulder Highway. Waivers were approved to allow the 8 foot fence along the Boulder Highway frontage, eliminate bicycle parking, reduce required parking from 105 to 99 spaces, and reduce landscaping requirements. Five new parking spaces were added near the loading dock ramp and along the east property line. A screened mechanical yard is located on the west side of the building.

Landscaping, Elevations, & Floor Plans

No new design standards are proposed with this application.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0562:

Comprehensive Planning

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

Public Works - Development Review

- 1 year to review the gate.

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.

Applicant's Justification

The applicant indicates that all work is complete and ready for final inspection once this review is processed, allowing the project to continue through Comprehensive Planning and obtain final sign-offs.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0562	Waivers of development standards and design review for site modifications in conjunction with an existing office building	Approved by BCC	December 2024
ZC-24-0561	Zone change from H-2 and RS20 zone to a CG zone	Approved by BCC	December 2024
DR-2147-98	Design review for an office building addition	Approved by PC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Mini-storage & outdoor storage
South & East	Corridor Mixed-Use	CG	Vehicle sales & hotel
West	Corridor Mixed-Use	CG	Vehicle sales

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

Public Works - Development Review

While the driveways do not meet current standards, staff has determined that the modifications will not negatively impact the neighborhood. Therefore, staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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:

PROTEST:

APPLICANT: GRAFFLIN CONSTRUCTION, INC.

CONTACT: GRAFFLIN CONSTRUCTION, INC., 2028 2ND STREET, NORCO, CA 92860



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100431

ASSESSOR PARCEL #(s): 161-07-102-005

PROPERTY ADDRESS/ CROSS STREETS: 3511 Boulder Highway, Las Vegas, NV 89121 (Glen & Dalhart)

DETAILED SUMMARY PROJECT DESCRIPTION

Application for extension or renewal of 12.16.2024 Notice of Final Action, Public Works Gate Review timeframe for completed projects BD25-23837 BD25-48913 to install new exterior Gates & fencing, revised curbs and landscaping.

PROPERTY OWNER INFORMATION

NAME: Wells Fargo Bank, N.A.

ADDRESS: 3511 Boulder Highway

CITY: Las Vegas

TELEPHONE: 602-763-9607

CELL _____

STATE: NV

ZIP CODE: 89121

APPLICANT INFORMATION (information must match online application)

NAME: Grafflin Construction Inc, c/o Jessie Robertson

ADDRESS: 2028 2nd St

CITY: Norco

STATE: Ca

ZIP CODE: 92860

255837

TELEPHONE: 951.479.5633

CELL 951.847.2471

ACCELA REFERENCE CONTACT ID # 0090958 state license

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Grafflin Construction Inc, c/o Jessie Robertson

ADDRESS: 2028 2nd St

CITY: Norco

STATE: Ca

ZIP CODE: 92860

255837

TELEPHONE: 951.479.5633

CELL 951.847.2471

ACCELA REFERENCE CONTACT ID # 0090958 state license

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

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


Property Owner (Signature)*

David Frederickson

Property Owner (Print)

4/17/2026

Date

Grafflin Construction
2028 2nd St
Norco Ca 92860



4.15.2026

Department of Comprehensive Planning
Clark County, Nevada
500 S Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

Re: Grafflin Construction APR WS-24-0562
APN 161-07-102-005

Justification Letter - Application for review of 12.16.2024 Notice of Final Action, Public Works Gate
Review timeframe

We are submitting for an application review of the Las Vegas Wells Fargo Operations Center Fence and Gate project, to satisfy the "Condition of Approval: Public Works-Development Review, 1YR to review gate".

This project and corresponding Waiver of development standard and design review was already reviewed and received approval per NOFA dated 12.16.2024. The work is complete and ready for final inspection once this review has been completed in order to continue processing through Comprehensive Planning and signoff.

Timeline

9/24-10/24/2024	Architect submission for Comprehensive planning
12/16/2024	Notice of Final Action Received
1/15 ,4/1, 6/15/2025	Project distributed for bidding
8/12/2025	Funding in place for construction
9/3/2025	Bldg Permit (BD25-23837) in place for Fence construction
9/9/2025	Construction Start
11/17/2025	Fence Permit (BD25-48913) in place for Gate construction
12/18/2025	Construction Substantial Completion

A handwritten signature in cursive script, appearing to read "J. Robertson", is written in dark ink.

Jessica Robertson
Grafflin Construction, President
jgraflin@graflinconstruction.com
951.847.2471

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0325-CALERO JOSE RAFAEL YANES & REINOSO LANYS FLEITES:

USE PERMIT to allow a daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** eliminate and reduce buffering and screening; **3)** eliminate setback; **4)** parking area design access; and **5)** alternative driveway geometrics in conjunction with a proposed daycare on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located southwest of Consul Avenue and east of Caravelle Street within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

161-04-412-006

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow parking areas within 30 feet of a residential district where not permitted per Section 30.04.06L.
 - b. Allow high activity areas of development adjacent to areas subject to residential adjacency without additional landscaping and/or screening where required per Section 30.04.06G.
2.
 - a. Eliminate the required landscape buffer along the west property line where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
 - b. Eliminate the required landscape buffer along the east property line where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
3.
 - a. Eliminate rear setback for an existing shade structure where 5 feet is required per Section 30.02.06.
 - b. Eliminate side setback for an existing shade structure where 5 feet is required per Section 30.02.06.
 - c. Eliminate side setback for an existing patio cover where 3 feet is required per Section 30.02.06.
4. Allow exiting vehicles to back out across a sidewalk onto a street per Section 30.04.04H.
5. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5269 Consul Avenue
- Site Acreage: 0.2
- Project Type: Daycare (12 children)
- Square Feet: 612 (daycare)/2,114 (single-family residence)
- Parking Required/Provided: 4/6

Site Plan & Request

The plan depicts an existing house that is used as a daycare within an existing residential subdivision. Access to the property is from Consul Avenue to the north. The daycare operates on the rear side of the residence. Since the proposed daycare will accommodate more than 6 and up to 12 children, it is considered a commercial use. The plan shows 4 proposed parking spaces are located on the driveway, and 2 are located within the garage where 6 total parking spaces are provided. The plan also depicts one shade structure on the southwest corner of the rear yard and one patio cover attached to the southeast corner of the residence. A waiver is being requested to eliminate the setbacks for these structures. Since this is a commercial use, residential adjacency standards apply and are requested to be waived. Waivers for general parking area design and driveway geometrics are also a part of this request. No other changes are proposed to the existing site.

Landscaping

Landscaping exists throughout the parcel. However, since a non-residential use for daycare exists the applicant is not providing the required buffering and screening along a portion of the west and east side of the site. Per Title 30, buffering and screening is required. Buffering and screening includes a 15 foot wide landscape area with a double row of evergreen trees with each row planted off set from one another. In each row, trees shall be planted 20 feet apart on center. Since this is not provided, waivers of development standards are required.

Elevations & Floor Plan

The plans depict the following:

Daycare:

The plans show an interior area used for daycare activities. The daycare space is 612 square feet and includes a baby room, classroom, restroom, and an outdoor area designated for play.

Patio Cover:

The photo shows an attached patio cover along the southeast side of the residence. It features a solid roof supported by posts, has an overall height of approximately 9 feet, and provides about 144 square feet of covered space used in connection with the pool.

Shade Cover:

The photo shows an attached shade structure located along the side and rear portions of the property. This structure also has a solid roof supported by posts and is connected to adjacent

block walls measuring approximately 6 feet in height. The covered area is roughly 54 square feet and is used for pool-related equipment storage

Applicant's Justification

The applicant request an approval to care for up to 12 children (4 infants and 8 toddlers) with 1 to 3 staff members, following all Nevada childcare licensing ratios and standards. Hours of operation are Monday - Friday, 6:00 a.m. to 6:00 p.m. The applicant indicated that the home includes a designated childcare room, and a children's only bathroom. The program provides safe, affordable early education with designated indoor and outdoor childcare areas and meals through the USDA Food for Kids program. Outdoor play occurs daily in the mornings, weather permitting. The applicant indicated that the existing exterior lighting is minimal and does not impact neighboring homes.

Surrounding Land Use

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

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.

Use Permit & Waivers of Development Standards #1, #2, & #4

Staff finds that a daycare is an appropriate use when in conjunction with a residence, to accommodate up to 6 children, which Title 30 allows under "Family Daycare." A daycare with 12 children is a commercial operation and requires compliance with commercial standards, including residential adjacency, buffering and screening, and parking standards. The proposed daycare use for up to 12 children is not compatible with the surrounding residential area. Daycare uses are required to be accessed from a collector or arterial street due to the increased vehicular traffic and potential negative impacts to the neighborhood. Staff finds that the requested waivers are proposed due to the commercial nature of the use, which could be prevented if the use was proposed as a family daycare for up to 6 children. Staff cannot support these requests.

Waiver of Development Standards #3

Eliminating the setback is a self-imposed hardship which may be prevented if the applicant sought information regarding the structures prior to constructing them. Setbacks are essential to ensure safety and maintain complementary streetscapes and rear yards adjacent to existing residences. Therefore, staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards #5

Given the nature of the business, customers visiting the site will increase traffic through the neighborhood. Commercial curb-return driveways help mitigate these impacts by providing a smooth transition from the roadway into the site, and an on-site parking lot would prevent vehicles from parking along adjacent streets. Without these improvements, vehicles are likely to queue and then back into the right-of-way, increasing the likelihood of accidents. 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 complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAYLIE FAMILY HOME DAYCARE

CONTACT: KAYLIE FAMILY HOME DAYCARE, 5269 CONSUL AVENUE, LAS VEGAS, NV 89142



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-10204
ASSESSOR PARCEL #(s): 161-04-412-06

PROPERTY ADDRESS/CROSS STREETS: 5269 Consul Ave Las Vegas NV 89142 SABRA AND RELL S.

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Larys Fleites Reinosos
ADDRESS: 5269 Consul Ave STATE: NV ZIP CODE: 89142
CITY: Las Vegas
TELEPHONE: _____ CELL 702513817

APPLICANT INFORMATION (information must match online application)

NAME: Larys Fleites Reinosos
ADDRESS: 5269 Consul Ave STATE: NV ZIP CODE: 89142
CITY: Las Vegas CELL 702513817 ACCELA REFERENCE CONTACT ID # 702513817
TELEPHONE: _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Larys Fleites Reinosos
ADDRESS: 5269 Consul Ave STATE: NV ZIP CODE: 89142
CITY: Las Vegas CELL 702513817 ACCELA REFERENCE CONTACT ID # 702513817
TELEPHONE: _____

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

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

Larys Fleites Reinosos
Property Owner (Signature)

Larys Fleites Reinosos Date 4/13/2020
Property Owner (Print)



KAYLIE C LLC

DBA: Kaylie family home daycare

5269 Consul Ave Las Vegas Nevada 89142

LANYS FLEITES

5269 CONSUL AVE

LAS VEGAS NEVADA

89142

LANYSLFR88@GMAIL.COM

Date :4/12/2026

To Whom It May Concern:

This letter is to formally justify that Kaylie Family Home Daycare, is seeking a Special Use Permit to operate a licensed Family Group Childcare Home in compliance with the Nevada Department of Health and Human Services Child Care Licensing regulations. We are seeking to be approved to care for a maximum of four (4) infants, defined as children ages 0 to 18 months, and eight (8) toddlers, defined as children ages 18 months to 3 years. This brings the total number of children in care at any given time to twelve (12). All ratios and group sizes will be maintained in accordance with Nevada Revised Statutes (NRS) and Nevada Administrative Code (NAC) for childcare facilities, ensuring the health, safety, and developmental needs of each child are met. When fully operational, there will be 1-3 staff members, including Ms. Fleites, to be in compliance with adult-child ratios required by the State of Nevada Childcare Licensing regulations. Hours of operation are 6:00am - 6:00pm, Monday through Friday, excluding major federal holidays. The service provided is day care services.

Lanys Fleites seeks to establish Kaylie Family Home Daycare (Family Group Childcare Homes) located in Las Vegas, NV. The mission of Kaylie Family Home Daycare is to provide affordable, high quality Early Childhood Education for children aged 0-3 while supporting their physical, cognitive, and social development in a safe, nurturing, and educational environment. At Kaylie family we understand the importance of affordable, high quality early childhood education and strive to create a warm and

stimulating atmosphere not only where cared for can learn, play, and grow but also where families can experience financial relief while feeling confident their child will be cared and nurtured as if they were at home. Lanys Fleites has been dedicated to caring for children since October 2022 where we have ensured that each child receives individual attention and care tailored to their unique needs. Currently, Kaylie Family Home Daycare is seeking to expand from a Family, Friend & Neighbor (FFN) home to a licensed family group childcare home. Key features of Kaylie Family home daycare include educational excellence, a safe and secure environment, engaging programs and services, flexible scheduling, passionate and qualified caregivers.

Our target market includes working parents in the Las Vegas area who are seeking a reliable and enriching daycare option for their children. By delivering exceptional care and educational experiences, we aim to become the preferred choice for families in the community. In addition to working families, we also serve parents who are seeking higher learning opportunities or families who understand the importance of early exposure to socialization and educational concepts that will prepare them for the next step in their educational lives, hence the need for early childhood education.

I recently had the opportunity to purchase this house at 5269 Consul Ave, Las Vegas, Nevada 89142, where we saw the potential to expand our daycare and reach more parents and families. Lanys Fleites currently lives in the home with her family, and there is one area designated as the childcare room as well as a separate outdoor play area for the children. There is a separate bathroom area that is only for children. The rest of the home is inaccessible to children, including the kitchen where nutritious meals and snacks are prepared and brought to the eating area for the children to enjoy, prepared and monitored by Food for Kids, Inc, the Child and Adult Care Food Program sponsored by the USDA.

My curriculum, in accordance with Nevada State Licensing requirements, allows the children to spend at least 30 minutes outside where they participate in developmentally appropriate gross motor activities such as running, climbing, jumping, music and movement, in addition to water and sand play, weather permitting. The only time we do not go outside is when there is any heat advisory and/or above 100 degrees outside. We usually go outside between 9am and 11am. Earlier during summer months due to the weather and more flexible during the cooler months. We do not go outside in the afternoon/evening/nighttime. Ms. Fleites and her family may enjoy the designated family-side of the outdoor area (facing Cabot Street) occasionally during the evening.

There is normal lighting outside of the house. At the moment there isn't any motion or flood lighting surrounding the house and it hasn't been decided if it is even necessary. None of the lighting faces the street or neighboring homes.

Bellow, I will list the possible waivers to request:

1-Possible waiver from the requirement to install a commercial curb -return driveway per Uniform standard drawing 221.1, and instead allow a standard residential driveway for the proposed daycare facility located at 5269 Consul Ave 89142. A residential driveway design is highly justified for this childcare operation because it naturally forces vehicles to slow down significantly before crossing the sidewalk, This lower speed is critical for ensuring the safety of toddlers, children, and parents walking to and from the facility. A commercial curb-return would encourage faster vehicle turns, increasing the risk of accidents with pedestrians.

2-Eliminate the required landscape butter along the west property line where a 15-foot-wide landscape buffer consisting of a double row of offset evergreen trees required per section 30.04.02C.

3-Eliminate the required landscape along the east property line where a 15-foot-wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.

4-Allow parking areas within 30 feet of a residential district where not permitted per Section 30.04.06L

5-Allow high activity areas of development adjacent to areas subject to residential adjacency without additional landscaping and /or screening where required per Section 30.04.06G.

Should you have any questions or require additional information regarding our license capacity or operational plan, please do not hesitate to contact me directly.

Sincerely,

Lanys Fleites

Owner & Director

Kaylie Family Home Daycare

7025138117

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** drainage study and compliance; **2)** right-of-way dedication to include 30 feet for Ringe Lane; **3)** right-of-way dedication to also include 40 feet for Alto Avenue; and **4)** full off-sites for a previously approved outdoor storage facility on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay.

Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor.
MK/jam/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-201-033

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2820 Ringe Lane
- Site Acreage: 0.83

History & Site Plan

ZC-0239-05 was approved in 2005 to reclassify the subject property from RS20 to IL zoning for outdoor storage and waivers of development standards related to landscaping along Alto Avenue and Ringe Lane were approved. There was a 2 year review period for the landscaping waiver but it was never completed by the applicant. No subsequent development or grading has occurred that would modify the site from its conditions at the time of the original approval. The property continues to function with the same general layout and characteristics described in the 2005 approval. The applicant is requesting a waiver of conditions of the zone change for Public Works requirements for the required drainage study, right-of-way dedication of 30 feet along Ringe Lane, right-of-way dedication of 40 feet along Alto Avenue, and for full off-site improvements.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0239-05:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; a 2 year review period on the waiver of landscaping along Ringe Lane and Alto Avenue;

drainage study and compliance; right-of-way dedication to include 30 feet for Ringe Lane; full offsites; right-of-way dedication to also include 40 feet for Alto Avenue; and all applicable standard conditions for this application type. Applicant is advised that landscaping may be required in the future along Ringe Lane and Alto Avenue; paying for the area subject to storage of vehicles must be in accordance with Department of Air Quality and Environmental Management regulations; certain uses are not permitted in the airport environs and certain other uses will require a use permit; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant states that the site will continue to operate as a towing service facility with outdoor storage and an existing office building with vehicle sales. No new construction, grading, or redevelopment is proposed, and the applicant intends to maintain the site in its current configuration. The applicant explains that several conditions imposed under ZC-0239-05; specifically, the drainage study requirement, right-of-way dedications along Ringe Lane and Alto Avenue, and full off-site improvements are not feasible at this time due to the lack of contiguous frontage improvements and the partially unimproved nature of the surrounding roadway network.

The applicant requests to defer these improvements until the formation of a future Special Improvement District (SID), at which time the required dedications and off-site improvements would be constructed comprehensively. The applicant further notes that existing fencing, building placement, and drive access were established prior to current standards and are necessary for ongoing operations. As part of this request, the applicant affirms willingness to participate in the SID and to sign the required covenant when initiated.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC -0239-05	Zone change, waivers and design review for outside storage facility - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL (AE-75 & APZ-1)	Outdoor storage
East	Business Employment	IL (AE-75 & APZ-1)	Warehouse & outdoor storage

Related Applications

Application Number	Request
UC-26-0179	Use permit, waiver of development standards, and design review for outdoor storage and display and vehicle sales is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE23-30137 is an active code violation for not having approved land use entitlements or permits.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Conditions #1

A drainage study remains necessary to ensure that runoff from the site can be properly managed and will not create adverse impacts to adjacent properties or the public roadway. Without updated drainage information, staff cannot confirm that the site can operate safely under current conditions. Therefore, cannot support this request.

Waiver of Conditions #2 & #3

Staff cannot support this request. Right-of-way dedication is required to ensure that future roadway and infrastructure improvements can occur without constraints. Removing the dedication would hinder the County's ability to establish a complete and functional roadway section in the area. Therefore, the condition remains necessary and staff cannot support the waiver.

Waiver of Conditions #4

Staff cannot support this request, as future plans in the area include full off-site improvements to fully develop the area. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians. Therefore, the condition remains necessary and staff cannot support the waiver.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Ringe Lane, 40 feet for Alto Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Betty Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system. Please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AMBROCIO MUNOZ

CONTACT: RIK SALEMME, RK DESIGN, 596 KELS福德 DRIVE, LAS VEGAS, NV 89123

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

DESIGN REVIEW for an existing outdoor storage and display and vehicle sales facility in conjunction with an existing vehicle tow yard on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay.

Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor.
MK/jam/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-201-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Alto Avenue where required per Section 30.04.01D.
2.
 - a. Reduce the side the street setback for the existing office building along Alto Avenue to 7 feet where 20 feet is required per Section 30.02.19. (a 65% reduction).
 - b. Eliminate the access gate setback along Alto Avenue where 18 feet is required per Section 30.04.03.
3. Allow a non-decorative fence along Ringe Lane and Alto Avenue where in the Urban Area, fences and walls along a street shall be decorative per Section 30.04.03B.
4. Increase the existing chain-link fence height along Ringe Lane to 6 feet where a 3 foot maximum height is permitted when located in the front setback per Section 30.04.03B (a 100% increase).
5. Reduce the width of a proposed commercial driveway along Alto Avenue to 20 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 38% reduction).
6.
 - a. Waive full off-site improvements (sidewalk, curb, gutter, streetlights and partial pavement) along Ringe Lane where required per Section 30.04.08C.
 - b. Waive full off-site improvements (sidewalk, curb, gutter, streetlights and partial pavement) along Alto Avenue where required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2820 Ringe Lane
- Site Acreage: 0.83
- Project Type: Outdoor storage (tow yard)/vehicle sales
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 940
- Parking Required/Provided: 4/4

Site Plan

The site plan depicts an existing tow yard with outdoor storage on a developed parcel at the northeast corner of Ringe Lane and Alto Avenue. The existing conditions include; 1 existing building, perimeter fencing, 2 gated access points, and paved yard areas used for towing-related storage. The drawings show that portions of the building, fencing, and driveway approach lie within or near required setback and future right-of-way areas. Proposed modifications consist of relocating the east gate roughly 30 feet north to meet driveway depth requirements, removing the west gate, improving the parking lot area and separating it from the outdoor storage area.

A 940 square foot office is located near the south portion of the property, set back 7 feet from Alto Avenue (south property line). Outdoor storage and display areas are located on the north and west portions of the site. A new trash enclosure is located to the west of office. Parking is located at the southeast portion of the site. The parking analysis shows that 4 parking spaces are required for both the vehicle sales and the outdoor storage and display use, where 4 are provided. 2 vehicle display spaces are provided for customers to pick-up their vehicles.

A use permit is requested since the outdoor storage is not screened with the required 8 foot high wall or fence and is instead screened by an existing 6 foot high fence along the perimeter of the site. In addition, the applicant wishes to conduct accessory vehicle sales within the APZ-1 Overlay which also requires a use permit. Section 30.02.26 (Key 6300*), states in part that vehicle related sales may be allowed as an accessory use if established in conjunction with vehicle storage as the primary use, subject to approval of a Special Use Permit.

Landscaping

The applicant is proposing landscaping along Alto Avenue behind the existing chain link fence; however, since this does not comply with Title 30 a waiver is being requested. Along Ringe Lane, the applicant is proposing large trees per Title 30 within a 10 foot wide landscape strip.

Elevations

The elevations show the existing 1 story building with residential architectural features includes a low-slope roof, exterior windows, and doors arranged along the north and south facades that are to remain unchanged. The exterior stucco color is identified as terra cotta.

Floor Plans

The floor plan illustrates the interior layout of the existing one-story building, showing multiple rooms arranged around a central corridor. The plan includes labeled interior spaces, existing doorways, and window placements along the exterior walls. All shown elements represent existing conditions, with no modifications noted.

Applicant's Justification

The applicant is requesting approval for the continued use of the site for towing operations with outdoor vehicle storage. The existing building, originally constructed as a residence and currently used as an office, is proposed to remain in its current configuration, with no structural modifications. The applicant notes that certain existing site features such as the building location, perimeter fencing, and driveway approaches do not meet current standards. As a result, the request includes multiple waivers to retain these existing conditions. The applicant states that the site is fully paved and meets air-quality surfacing requirements. The applicant further indicates willingness to participate in a future Special Improvement District (SID) for off-site improvements when initiated.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0239-05	Zone change, waivers and design review for outdoor storage facility - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL (AE-75 & APZ-1)	Outdoor storage
East	Business Employment	IL (AE-75 & APZ-1)	Warehouse & outdoor storage

Related Applications

Application Number	Request
WC-26-400035	Waivers of conditions of a zone change is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE23-30137 is an active violation for not having approved land use entitlements or permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits #1 & #2

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.

Per Section 30.03.07D, outdoor storage must be screened from arterial and collector streets, rights-of-way, and adjacent non-industrial uses with an 8 foot high screened fence or wall; however, the applicant proposes the existing 6 foot high fence along Ringe Lane and Alto Avenue. Staff does not support the request, as the site can accommodate an 8 foot high screen fence or wall consistent with Title 30, and the reduced height does not meet the intent of the standard to fully screen outdoor storage from public view and adjacent uses.

The vehicles offered for sale will be stored behind fencing, which will limit public access and help minimize customer activity on the site. Because the primary use of the property is outdoor storage for a towing operation and the vehicle sales component functions only as an accessory use, staff could support the request under different circumstances. However, given that staff is not supporting other key elements of the overall application, staff recommends denial of 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

The intent of street landscaping is to enhance the perimeter of the project site by providing shade, mitigating the heat index, and reducing stormwater runoff. Staff acknowledges that trees will be planted along the south property line behind the chain link fence; however, the applicant has the opportunity to relocate the existing fence along Alto Avenue behind the proposed landscaping to meeting Title 30 standards. Although the applicant is providing trees behind the fencing at the required intervals, the required street landscaping in front of the fencing would provide an additional buffer between the site and the right-of-way and upgrade the streetscape; therefore, staff recommends denial.

Waiver of Development Standards #2

Staff typically does not support waiver requests to significantly reduce setbacks, however the reduction of the side street setback to 7 feet for a portion of the existing structure should not

create a hazardous condition. Furthermore, staff understands the desire to secure the site, staff finds that the requests to reduce the access gate setback are self-imposed hardships that will not substantially increase the safety and security of the site than if it was setback per Title 30 regulations. The applicant has not provided a compelling justification for why the fence and access gate cannot be redesigned or relocated to comply with Title 30 standards. Therefore, staff cannot support these requests.

Waivers of Development Standards #3 & #4

The applicant also requests to allow a non-decorative fence along Ringe Lane and Alto Avenue where a decorative fence is required within the Urban Area per Section 30.04.03(B). Section 30.07.02 defines a decorative fence as one constructed of decorative materials, which may include decorative walls or columns, with at least 50% of the vertical surface open. A chain-link fence with a screen mesh does not meet this definition. The proposed fence does not contribute to the enhanced streetscape character intended for urban areas, and no hardship has been demonstrated.

In addition, the request to construct a 6 foot high screened fence within the front setback along Ringe Lane does not meet Section 30.04.03(B), which limits front yard walls in Industrial Districts to a maximum height of 3 feet. This standard is intended to maintain visibility, reduce potential conflicts with vehicles and pedestrians, and preserve an open streetscape character along public frontages. The applicant has not demonstrated that the increased fence height would avoid adverse impacts or that compliance is infeasible; therefore, staff recommends denial of these waiver requests.

Design Review

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

The site is similar in nature to other properties in the surrounding area. However, the applicant can redesign the site to meet current development standards, even within the limited lot area. Enhancing the streetscape such as adding decorative fencing and providing the required landscaping would further improve compliance and overall site quality. Because the requested waivers are not supportable, staff also cannot support the design as currently presented.

Public Works – Development Review

Waiver of Development Standards #5

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

Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Ringe Lane, 40 feet for Alto Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Betty Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMBROCIO MUNOZ

CONTACT: RIK SALEMME, RK DESIGN, 596 KELS福德 DRIVE, LAS VEGAS, NV 89123

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

DESIGN REVIEW for proposed vehicle maintenance or repair facility and outdoor storage and display on 2.82 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located south of Cheyenne Avenue and west of Betty Lane within Sunrise Manor.
MK/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-102-016; 140-16-102-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
2. Waive full off-site improvements (sidewalk, curb, gutter, streetlights and partial pavement) along Betty Lane where required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3055 and 3077 Betty Lane
- Site Acreage: 2.82
- Project Type: Vehicle maintenance or repair and outdoor storage
- Number of Stories: 1
- Building Height (feet): 18 (Vehicle maintenance building)/9 (Storage container)
- Square Feet: 1,500 (Vehicle maintenance building)/320 (Storage container)
- Parking Required/Provided: 5/5
- Sustainability Required/Provided: 7/3

Site Plan

The site is comprised of 2 parcels located on the west side of Betty Lane. The plan shows 2 existing driveways connecting to Betty Lane, with an existing rolling gate at the southernmost

driveway. The existing centrally located swinging gates will be set back 25 feet west from the property line, and the gates will remain unlocked during business hours.

A 320 square foot storage container with an attached shade structure is located near the northeast portion of the property, and a new 1,500 square-foot prefabricated metal building for vehicle maintenance is shown toward the center of the site. Outdoor storage areas throughout the site. A trash enclosure is proposed at the southeast corner of the site. Parking is located along the east property line, south of the centrally located gates. A new 8 foot high chain link fence with a screen mesh is proposed, and will be set back 10 feet from the property line, and the fence height meets the requirements for security fencing.

The applicant requests waivers to permit outdoor storage where it is not otherwise allowed when adjacent to residential zoned property to the west and waive full off-site improvements along Betty Lane.

Landscaping

A 10 foot wide street front landscape area is provided along Betty Lane with required street trees and shrubs per Title 30. Buffering and screening is provided at the southwest corner of the site.

Elevations

The elevations show the vehicle maintenance building finished with metal siding and a building height of 18 feet. A general note identifies the building as finished in earth-tone colors. The plans also depict the existing storage container and attached shade structure, with the container constructed of metal siding and a height of 9 feet.

Floor Plans

The vehicle maintenance building is an open floor plan with no interior partitions and a total building area of 1,500 square feet. The storage container with the attached shade structure is also an open layout with no interior divisions, with the container measuring approximately 320 square feet.

Applicant's Justification

The applicant states that the proposed vehicle maintenance and repair use with outdoor storage is consistent with surrounding properties, noting that adjacent sites are used for vehicle maintenance, dismantling, and storage. The applicant explains that only employees access the site during business hours and that a new pre-fabricated metal shop building is proposed. Waivers of development standards are requested to allow outdoor storage where it is not permissible as a primary or accessory use when adjacent to residential zoned property and to waive full off-site improvements along Betty Lane, including sidewalk, curb, gutter, streetlights, and partial pavement.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0437-17	Zone change from R-E and M-D (AE-80) (APZ-1) Zone to M-1 (AE-80) (APZ-1), use permit, waivers of development standards, and design review for vehicle dismantling yard and outdoor storage yard - expired	Approved by BCC	July 2017
ZC-0109-10	Zone change from R-E and M-D (AE-80) (APZ-1) Zone to M-1 (AE-80) (APZ-1), use permit, waivers of development standards, and design review for light manufacturing facility - expired	Approved by BCC	June 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
South	Business Employment	IL (AE-80 & APZ-1)	Warehouse building
East	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
West	Business Employment	RS20 & IL (AE-80 & APZ-1)	Single-family residence & outdoor storage

Clark County Public Response Office (CCPRO)

CE23-30139 is an active violation for not having active land use entitlements or approved permits.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Waivers of Development Standards**

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

Residential adjacency standards promote compatible transitions between land-use areas of differing intensities and are intended to reduce potential negative impacts when higher-intensity development is located near residential zoning districts. A portion of the southwest corner of the site is adjacent to RS20 zoning, which triggers the residential adjacency standards and prohibits outdoor storage in this location without a waiver. Staff does not support this request.

Design Review

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

The proposed development does not meet the minimum sustainability requirements, with 7 points required and only 3 provided; however, this deficiency is not the primary basis for design review determination. Staff is not supporting the companion requests for waivers of development standards associated with this application, and the design review is dependent on approval of those requests. Therefore, staff recommends denial of the design review.

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 and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit, and within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate on a Special Improvement District (SID) for off-site improvements, including but not limited to, fire hydrants, curb and gutter, paving and streetlights.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@clearwaterteam.com and reference POC Tracking #0509-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMBROCIA MUNOZ

CONTACT: RIK SALEMME, 596 E. KELS福德 DRIVE, LAS VEGAS, NV 89123

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0332-9 OF A KIND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce back of curb radius; and 2) modified private street sections in conjunction with a proposed single-family residential subdivision on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone.

Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-10-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the back of curb radius to 15 feet where 20 feet is required per Section 30.04.08 and Uniform Standard Drawing 201 (a 25% reduction).
2. Allow an inverted crown on private streets where an "R" curb or "Roll" curb is required per Uniform Standard Drawing 210.S1.

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.36
- Project Type: Single-family detached development
- Number of Lots: 337 (single-family lots)/55 (common element)
- Density (du/ac): 10.34

History & Site Plan

PA-25-700017 and ZC-25-0220 were approved on the site on June 2025. The approved zone change reclassified the site to RM18 zoning and this application was not associated with any proposed design for future development.

With this application, the plans depict a proposed planned unit development for 337 single-family detached residential lots. Access is provided along the south property line adjacent to Vegas Valley Drive. All of the proposed lots face internally toward the proposed subdivision. The applicant is requesting to reduce the back of curb radii to 15 feet where 20 is required for the

internal private street configuration. Lastly, the applicant is requesting to allow an inverted crown on the proposed private street configuration within the subdivision.

Applicant's Justification

The applicant states these modifications are requested due to site constraints and the requested waivers for reduced radius return will still accommodate both passenger and emergency vehicles while the request for an inverted crown will allow the applicant to meet grading without adding steps or deepened footings to the buildings, and the modified sidewalk ramps

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0312	Vacation and abandonment of easements and right-of-way	Approved by PC	June 2025
ZC-25-0220	Zone change (no plans) from a PF Zone to RM-18 Zone	Approved by BCC	June 2025
PA-25-700017	Plan amendment from Public Use to Compact Neighborhood	Approved by BCC	June 2025
NZC-20-0051	Zone change, use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change to reclassify 4.3 acres from R-E to C-2 zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, RS20, & RS3.3	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	PF & RS3.3	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Public Use & Business Employment	RS20, PF, & IP	Drainage canal & Nevada Power Substation
West	Compact Neighborhood (up to 18 du/ac)	RM-18	Single-family residences

Related Applications

Application Number	Request
PUD-26-0329	A planned unit development for 337 lot single-family detached residential subdivision is a companion item on this agenda.
TM-26-500086	A tentative map for 337 single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the request to reduce the back of curb radius. The reduction applies only to internal streets of the development that are expected to experience lower traffic volumes, which helps minimize any potential impacts.

Waiver of Development Standards #2

Staff cannot support the request to allow an inverted crown and cross slope street section, as these self imposed hardships can be addressed through a site redesign. The subject parcel is an undeveloped, raw piece of land, and there is no demonstrated reason the applicant cannot meet the minimum standards.

Staff Recommendation

Approval of waiver of development standards #1; 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 within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout on Vegas Valley Drive with a 5 foot by 25 foot bus shelter pad behind the sidewalk in accordance with RTC standards;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sloan Lane and Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Sloan Lane and Vegas Valley Drive improvement project.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 161-10-202-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0614-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 9 OF A KIND, LLC

CONTACT: KRISTIN ESPOSITO, LAS VEGAS, 1555 S. RAINBOW BOULEVARD, LAS
VEGAS, NV 89146

DRAFT

798-005-002

May 28, 2026

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

**RE: Vegas Valley and Sloan | APN 161-10-202-001 | Approximately 32.60 +/- Net Acres
Request for Design Review, and Waiver of Development Standards**

To whom it may concern:

On behalf of our client, Touchstone Living, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the former site of the Royal Links Golf Course with approved zoning of Residential Multi-Family (RM18). The property is located on the north side of Vegas Valley Drive, generally bound by the Flood Channel to the north and east, Sloan Lane to the west, Vegas Valley Drive to the south and consists of approximately 32.60 net acres.

Design Review and Waiver of Development Standards:

The applicant is requesting a Design Review and Waiver of Development Standards. The project proposes 337 two-story single-family detached homes with one-car and two-car garages; plans include three bedrooms and 2.5 bathrooms, ranging from 1,343 to 1,540 square feet. The minimum lot size is 1,670 sqft and the max lot size is 2,423 square feet. The main entrance to the subdivision will have two access points from Vegas Valley Drive with a secondary access point from Sloan Lane.

The proposed development has open space located adjacent to the entries from Vegas Valley Drive along the south boundary of the site. The proposed amenities in the open space are to include but are not limited to the following:

Swimming Pool.
Age-appropriate play structure with shade.
Shade Structures.
Multiple gazebo sitting areas and BBQs.
Large area of turf.
Dog Receptacles.
Walking Path.

Below are the proposed setbacks for the proposed Single Family attached product:

5' – Front Garage
5' Front Living
5' - Rear
3.5' - Side
0' - Side
7' - Corner
0' - Courtyard Wall
1' - Patio



Waiver:

1. Title 30.04-03 C.2 – Retaining Walls

Standard: 3' maximum retaining walls with 6' maximum screen wall

Requested Waiver: To allow for 5' of exposed retaining wall with a 6' Screen Wall

Justification: Due to site constraints from the adjacent Vegas Valley and Sloan roadways and the wash to the north of the parcel, we are requesting approval for a maximum 5' retaining wall with a maximum 6-foot screen wall above the wash. This request is intended to screen views of the wash and improve overall site safety for the surrounding community

2. Title 30.04.08-2a – Minimum Curb Return Drawing 201

Standard: 20' Radius

Requested Waiver: 15' Radius Internal Streets

Justification: Street sections and curb returns will still accommodate emergency vehicles and all passenger vehicles.

3 Title 30.04-08-2a – 2% Crown Street Section in Residential Subdivisions and Unified Standard Drawing 206.S1

Standard: 2% Crown Street

Requested Waiver: Inverted Crown and cross slope

Justification: Alternate Street grading will allow the complace lot product to meet grading criteria without adding steps or deepened footing to the buildings.

4 Title 30.04-08-2a – Sidewalk Ramps and Unified Standard Drawing 235

Standard: Uniform Stndard Draing 235

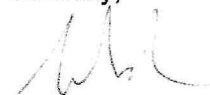
Requested Waiver: Modifiend Ramps

Justification: Modified Ramps for R-Curb and terminating sidewalk.

We are also submitting a PUD and the Tentative Map proposing the 337 single-family detached units.

Thank you for your time and consideration of this request. If you have any questions or need additional information, please contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Vice President



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

PLANNED UNIT DEVELOPMENT for 337 single-family detached residential lots with modified development standards on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone.

Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-10-202-001

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.36
- Project Type: Single-family detached development
- Number of Lots: 337 (single-family residential lots)/55 (common lots)
- Density (du/ac): 10.34
- Minimum/Maximum Lot Size (square feet): 1,670/3,295
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,343 to 1,540
- Open Space Required/Provided: 40,440/262,667
- Parking Required/Provided: 742/874

History, Site Plan, & Request

PA-25-700017 and ZC-25-0220 were approved on the site on June 2025. The approved zone change reclassified the site to RM18 zoning, and this application was not associated with any proposed design for future development.

With this proposed Planned Unit Development (PUD), the plans depict 337 single-family detached lots. The site is adjacent to an existing flood channel to the north and east. The lots are arranged in a west-to-east orientation with private streets that run north to south and east to west. Two primary access to the subdivisions are from Vegas Valley Drive.

The homes are frontloaded, with garages oriented towards the internal private streets, except for Lot 18, that is proposed as a side loading lot. The proposed development includes open space areas adjacent to the primary entries from Vegas Valley Drive along the south boundary of the site and include amenities such as swimming pool, children's playground, shade structures, BBQ areas, dog receptables and walking pathways.

Title 30 states that within the RM18 zone, single-family attached development shall meet RS2 district standards, with the following special standards: lot area minimum is 1,800 square feet; the maximum density is 18 units/acre; and the open space requirement is 120 sf per unit. As part of this PUD request, the applicant is requesting modified development standards which include the following: retaining wall height, reduction of the required minimum lot size, setback reductions, and allow for detached single-family residences in the RM18 zone.

Proposed Modifications	Title 30 Standard	Proposed Standard
Minimum Lot Size (Square Feet)	1,800 (RS2 District Standards)	1,670
Single-family detached	Attached single-family residences for RM-18	Detached single-family residences
Retaining Wall Height (Feet) -north property line	3 foot retaining wall	5 foot retaining wall
Driveway Length	20 feet	5 feet

Title 30 Standard for RS2 Zoning	Proposed Setbacks for PUD
20	Front: 5
15	Rear: 5
5	Side (Interior) 3.5
10	Side (Corner): 7

Landscaping

The proposed plans depict landscaping throughout the PUD with the Code mandating open space requirements. Street landscaping is provided along Vegas Valley Drive and Sloan Lane and meets Title 30 standards.

Elevations and Floor Plans

The project proposes 2 story single-family detached homes that vary in size between 1,343 square feet to 1,540 square feet of living. The plans depict 2 story detached single-family residences with pitched roof line, concrete tile roof, stucco exterior finish, second story balcony with metal iron railing, 2 car garage with roll up doors, with covered entry way, recessed windows and walls offset.

The plans depict a floor plans for a 2 story detached home with 1 to 2 car garages, The proposed project includes 3 bedrooms, 2.5 baths, with family rooms, nook, bedrooms, bathroom, laundry and kitchen.

Applicant's Justification

The PUD will not affect the surrounding properties. Development of this infill parcel is compatible and harmonious with adjacent uses within proximity of the site. The building heights and materials of the proposed buildings are compatible with the surrounding communities.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0312	Vacation and abandonment of easements and right-of-way	Approved by PC	June 2025
ZC-25-0220	Zone change (no plans) from a PF Zone to RM-18 Zone	Approved by BCC	June 2025
PA-25-700017	Plan amendment from Public Use to Compact Neighborhood	Approved by BCC	June 2025
NZC-20-0051	Zone change, use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change to reclassify 4.3 acres from R-E to C-2 zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, RS20, & RS3.3	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	PF & RS3.3	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Public Use & Business Employment	RS20, PF, & IP	Drainage canal & Nevada Power Substation
West	Compact Neighborhood (up to 18 du/ac)	RM-18	Single-family residences

Related Applications

Application Number	Request
WS-26-0332	Waivers of Development Standards for driveway geometrics and private street standards for a proposed single-family residential development is a companion item on this agenda.
TM-26-500086	A tentative Map for 337 single-family detached subdivision is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

The proposed development would support Goal 1.1.1 of the Master Plan to provide opportunities for the diverse housing options to meet the needs of residents of all ages, income levels and abilities. The proposed development would also support Policy 1.3.2 of the Master Plan which encourages a mix of housing options within neighborhoods, both product types and unit sizes and in part with Policy 1.4.4, that encourages infill development through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. The open space areas are generous, and since 262,667 square feet is provided.

However, one of the primary concerns is the driveways which will only be 5 feet in length. The 5-foot separation between the garages and the edge of the street does not allow for adequate sight distances while backing out of the garage, creating unsafe circulation. The driveways will also not be long enough to accommodate parked vehicles under the proposed design and these factors could affect internal circulation. The plans also show a reduction in the minimum lot size to 1,670 square feet, reduced setbacks, and the lack of internal sidewalks for such a dense layout. The overall design depicts unsafe pedestrian and vehicular circulation since the driveways are shortened, and subdivision depicts a congested arrangement.

While the proposed development could help to activate a long-term unused area and act as an infill development in the neighborhood, the density combined with the modified development standards of the proposed PUD will not be compatible with the character of the surrounding area. Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion waiver of development standards, and tentative map. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout on Vegas Valley Drive with a 5 foot by 25 foot bus shelter pad behind the sidewalk in accordance with RTC standards;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sloan Lane and Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Sloan Lane and Vegas Valley Drive improvement project.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 161-10-202-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0614-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 9 OF A KIND, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146

DRAFT

798-005-002

April 13, 2026

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

**RE: Vegas Valley and Sloan | APN 161-10-202-001 | Approximately 32.60 +/- Net Acres
Request for Use Permit (PUD)**

To whom it may concern:

On behalf of our client, Touchstone Living, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the former site of the Royal Links Golf Course with approved zoning of Residential Multi-Family (RM18). The property is located on the north side of Vegas Valley Drive, generally bound by the Flood Channel to the north and east, Sloan Lane to the west, Vegas Valley Drive to the south and consists of approximately 32.60 net acres.

Use Permit (PUD):

The applicant is requesting a Use Permit for a Planned Unit Development (PUD). The approved R18 zoning allows up to 18 units per acre; based on approximately 32.60 net acres, this equates to a maximum of 576 units, and the proposed 337 single-family detached units comply. The project proposes 337 two-story single-family detached homes with one-car and two-car garages; plans include three bedrooms and 2.5 bathrooms, ranging from 1,343 to 1,540 square feet. The minimum proposed lot size is 1,670 square feet (RM18 allows 1,800 square feet for single family detached); under Title 30, a PUD may allow deviations from underlying development standards for single-family residential. The minimum lot size is 1,670 sqft and the max lot size is 2,423 square feet. The main entrance to the subdivision will have two access points from Vegas Valley Drive with a secondary access point from Sloan Lanes. Lot 18 will be a side loaded lot.

The proposed development has open space located adjacent to the entries from Vegas Valley Drive along the south boundary of the site. The proposed amenities in the open space are to include but are not limited to the following:

Swimming Pool.
Age-appropriate play structure with shade.
Shade Structures.
Multiple gazebo sitting areas and BBQs.
Large area of turf.
Dog Receptacles.
Walking Path.

Below are the proposed setbacks for the proposed Single Family attached product:

5' – Front Garage
5' Front Living
5' - Rear
3.5' - Side



Page 2

0' - Side
7' - Corner
0' - Courtyard Wall
1' - Patio

We are also submitting for Desing Review and Waiver of Development Standrads as well as the Tentative Map proposing the 337 single-family detached units.

Thank you for your time and consideration of this request. If you have any questions or need additional information, please contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Vice President



07/22/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

TENTATIVE MAP consisting of 337 single-family residential lots and 55 common lots on 32.36 acres in an RM-18 (Residential Multi-Family 18) Zone.

Generally located east of Sloan Lane and north of Vegas Valley Drive within Sunrise Manor.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-10-202-001

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.36
- Project Type: Single-family detached development
- Number of Lots: 337 (single-family residential lots)/55 (common lots)
- Open Space Required/Provided: 40,440/262,667
- Density (du/ac): 10.34
- Minimum/Maximum Lot Size (square feet): 1,670/3,295

PA-25-700017 and ZC-25-0220 were approved on the site on June 2025. The approved zone change reclassified the site to RM18 zoning and this application was not associated with any proposed design for future development.

The applicant proposes 337 single-family detached homes within 32.36 acres. All of the proposed lots face internally to the site. Access is provided along the south property line adjacent to Vegas Valley Drive. The homes are front-loaded, with garages oriented towards the internal private streets, except for Lot 18, that is proposed as a side loading lot. The proposed development includes open space areas adjacent to the primary entries from Vegas Valley Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0312	Vacation and abandonment of easements and right-of-way.	Approved by PC	June 2025

Application Number	Request	Action	Date
ZC-25-0220	Zone change (no plans) from a PF Zone to RM-18 Zone.	Approved by BCC	June 2025
PA-25-700017	Plan amendment from Public Use to Compact Neighborhood.	Approved by BCC	June 2025
NZC-20-0051	Zone change, use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change to reclassify 4.3 acres from R-E to C-2 zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, RS20, & RS3.3	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	PF & RS3.3	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Public Use & Business Employment	RS20, PF, & IP	Drainage canal & Nevada Power Substation
West	Compact Neighborhood (up to 18 du/ac)	RM-18	Single-family residences

Related Applications

Application Number	Request
WS-26-0332	Waivers of Development Standards for driveway geometrics and private street standards for a proposed single-family residential development is a companion item on this agenda.
PUD-26-0329	A planned unit development for a proposed 337 single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Application Number	Request	Action	Date
ZC-25-0220	Zone change (no plans) from a PF Zone to RM-18 Zone.	Approved by BCC	June 2025
PA-25-700017	Plan amendment from Public Use to Compact Neighborhood.	Approved by BCC	June 2025
NZC-20-0051	Zone change, use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change to reclassify 4.3 acres from R-E to C-2 zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, RS20, & RS3.3	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	PF & RS3.3	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Public Use & Business Employment	RS20, PF, & IP	Drainage canal & Nevada Power Substation
West	Compact Neighborhood (up to 18 du/ac)	RM-18	Single-family residences

Related Applications

Application Number	Request
WS-26-0332	Waivers of Development Standards for driveway geometrics and private street standards for a proposed single-family residential development is a companion item on this agenda.
PUD-26-0329	A planned unit development for a proposed 337 single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff is not supporting the proposed Tentative Map as submitted. Ultimately, staff is concerned with the numerous deviations from Title 30 standards for a site that is undeveloped and could be redesigned to align more closely with Title 30. Additionally, staff is not supporting the companion waiver of development standards via WS-26-0332 as well as PUD-26-0329. While the proposed development could help to activate a long-term unused area and is an in-fill development in the neighborhood, the density combined with the modified development standards of the proposed PUD will not be compatible with the character of the surrounding area. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout on Vegas Valley Drive with a 5 foot by 25 foot bus shelter pad behind the sidewalk in accordance with RTC standards;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sloan Lane and Vegas Valley Drive improvement project;

- 90 days to record said separate document for the Sloan Lane and Vegas Valley Drive improvement project.

Building Department - Addressing

- The street suffixes shall be spelt out;
- The directional prefixes shall not be included;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0614-2026 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 9 OF A KIND, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146