



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 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/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 March 12, 2026. (For possible action)
- IV. Approval of the Agenda for April 2, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

04/21/26 PC

1. ET-26-400015 (UC-23-0936)-JSAKN, LLC:

USE PERMIT SECOND EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/jl/cv (For possible action) 04/21/26

2. UC-26-0112-RICHTECH HOLDINGS, LLC:

USE PERMIT for a proposed office (business services) in conjunction with an existing office/warehouse complex on a 1.26 acre portion of a 8.64 total acre site in an IP (Industrial Park) Zone within Airport Environs (AE-75 and APZ-2) Overlay. Generally located north of Alto Avenue and west of Lincoln Road within Sunrise Manor. WM/tpd/cv (For possible action) 04/21/26

3. VS-26-0116-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:

VACATE AND ABANDON a portion of a right-of-way being Atlantic Street located between Charleston Boulevard and Fremont Street within Sunrise Manor (description on file). TS/mh/cv (For possible action) 04/21/26 PC

04/22/26 BCC

4. ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action) 04/22/26 BCC

5. UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor. MK/sd/cv (For possible action) 04/22/26 BCC

6. WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height for a proposed accessory living quarters; 2) reduce front setback for a proposed single-family residence; 3) increase retaining wall height; and 4) waive full off-site improvements for a proposed single-family residential development on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action) 04/22/26 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

7. WS-26-0106-STANKOSKY, CHARLES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; 2) reduce setback; 3) increase screen wall height; 4) modify residential adjacency standards; 5) eliminate street landscaping; 6) eliminate buffering and screening; and 7) waive full off-site improvements in conjunction with an existing single-family residence on 0.77 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Cartier Avenue and west of Gateway Road within Sunrise Manor. WM/rp/cv (For possible action) **04/22/26 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: April 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

March 12, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –EXCUSED Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – PRESENT Roxy Paez- Planning
Secretary:	Jill Leiva	
County Liaison:	Beatriz Martinez	

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

The meeting was called to order at 6:40 p.m.

II. Public Comment:Mr. Rojas stated that he is against the development items #5-9.

III. Approval of February 26, 2026 Minutes

Moved by: Ms. Jordan

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for March 12, 2026

Moved by: Ms. Jordan

Action: Approved w/ Items 5-9 being combined

Vote: 3-0/Unanimous

V. Informational Items: Commissioners Segerblom & Commissioner Gibson are having a Spring Job Fair March 13th from 10am-3pm at the Las Vegas Convention Center -West Hall.

VI. Planning & Zoning

03/04/26 BCC

1. **WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A**

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

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: Denied per staff recommendations
Vote: 3-0/Unanimously

03/17/26 PC

2. UC-26-0049-2925 FREMONT HOLDINGS, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce buffering and screening; 3) eliminate street landscaping; and 4) fence.

DESIGN REVIEW for an outdoor storage on 0.46 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/sd/cv (For possible action) **03/17/26 PC**

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

04/07/26 PC

3. UC-26-0110-1224 BARRINGTON PROPERTIES, LLC ETAL & 2620 S BARRINGTON PROPERTIES, LLC:

USE PERMIT to allow a banquet facility in conjunction with an existing industrial complex on a portion of 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located east of Walnut Road and north of Cecile Avenue within Sunrise Manor. WM/lm/kh (For possible action) **04/07/26 PC**

Moved by: Mr. Williams
Action: Approved per staff recommendations w/ condition that not loitering allowed outside.
Vote: 3-0/Unanimously

04/08/26 BCC

4. ET-26-400011 (WS-23-0464)-MATTHEW1720, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce driveway throat depth.

DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located west of Marion Drive and north of Judson Avenue within Sunrise Manor. TS/jud/kh (For possible action) **04/08/26 BCC**

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

5. ZC-26-0084-ORVPP TRUST & KUMAR RASMI TRS:

ZONE CHANGE to reclassify 1.59 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Betty Lane and north of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action) **04/08/26 BCC**

Moved by: Mr. Williams
Action: Denied per staff recommendations
Vote: 2-1

6. VS-26-0090-ORVPP TRUST & KUMAR RASMI TRS:

VACATE AND ABANDON a portion of right-of-way being Owens Avenue located between Betty Lane and Sherwin Lane, a portion of right-of-way being Betty Lane located between Owens Avenue and Kell Lane, and a portion of right-of-way being Sherwin Lane located between Owens Avenue and Kell Lane within Sunrise Manor (description on file). TS/bb/kh (For possible action) **04/08/26 BCC**

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

7. WS-26-0085-ORVPP TRUST & KUMAR RASMI TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; 2) reduce street intersection offset; and 3) allow attached sidewalks in conjunction with a proposed single-family attached residential development on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action) **04/08/26**

Moved by: Mr. Williams

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

8. PUD-26-0089-ORVPP TRUST & KUMAR RASMI TRS:

PLANNED UNIT DEVELOPMENT for a 24 lot single-family attached residential development with modified development standards on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action) **04/08/26 BCC**

Moved by: Mr. Williams

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

9. TM-26-500024-ORVPP TRUST & KUMAR RASMI TRS:

TENTATIVE MAP consisting of 24 single-family residential lots and common lots on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action) **04/08/26 BCC**

Moved by: Mr. Williams

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: Mr. Rojas commented that it's nice that we can email our commissioners About items on the agenda that they don't agree with, Warren Graves wanted to thank the board For doing a great job. Mr. Barbeau commented on the traffic on Hollywood Blvd.

IX. Next Meeting Date: The next regular meeting will be April 2, 2026

X. Adjournment
The meeting was adjourned at 8:42pm

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400015 (UC-23-0936)-JSAKN, LLC:

USE PERMIT SECOND EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/jl/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-614-005

USE PERMIT:

1. a. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
- b. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2925 N. Lamb Boulevard
- Site Acreage: 0.7
- Project Type: Accessory structure
- Building Height (feet): 15 feet 3 inches
- Square Feet: 2,000
- Parking Required/Provided: 111/139

History & Site Plans

The accessory structure in question was built without permits in 2019. There is an active code violation (BFC23-00427) for building the structure without a permit. The request was previously approved with a separate application (UC-19-0120); however, the applicant never obtained building permits for the structure. Therefore, the application expired. Later in 2023, the applicant submitted new land use for the structure via UC-23-0936. The land use was approved with a condition requiring the building permit and inspection process to be completed in 1 year, however, the building permits were not completed. The applicant requested a first extension of

time via ET-25-400094 which approved 1 additional year to complete the building permit and inspection process. Building permits were still not completed. Today, the applicant requests a second extension of time.

The approved plans depict an existing warehouse/office building located within the IP (Industrial Park) Zone. The existing warehouse/office complex consists of 8 buildings on individual lots. A metal building was installed at the southwest portion of the parcel which eliminated some of the parking spaces. The total remaining parking on-site is 139 spaces, where 111 spaces were required under the prior version of Title 30. Access to the site is from Lamb Boulevard.

Landscaping

There was no proposed landscaping with the original request.

Elevations

The principal structure is constructed of grey stucco with decorative features. The previously approved metal building is 15 feet 3 inches in height with vertical metal siding. The metal building has a pitched roofline with roll-up doors on the east and north exterior elevations and has non-decorative walls.

Floor Plans

The previously approved metal building has an open floor plan and is 40 feet wide and 50 feet long for a total of 2,000 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400094 (UC-23-0936):

Current Planning

- Until February 20, 2026 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 County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for UC-23-0936:

Comprehensive Planning

- 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 the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will

be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

Fire Prevention Bureau

- CCFD may not be able to support this request due to several issues involving fire/emergency vehicle access to, on, and around this site, obstructed onsite fire access, combustible storage obstructing fire lanes, and access to building/fire protection systems;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant was unable to complete revisions to required permits within the extension period approved by ET-25-400094 (UC-23-0936).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400094 (UC-23-0936)	First extension of time for use permit for accessory structures	Approved by PC	October 2025
UC-23-0936	Use permit for alternative design standards for accessory structures	Approved by PC	February 2024
UC-19-0120	Use permit for alternative design for accessory structure - expired	Approved by PC	April 2019
UC-0767-12	Use permit for light manufacturing use within an existing office/warehouse in the APZ-2 Overlay	Approved by PC	February 2013
DR-0255-03	Design review for an office/warehouse complex	Approved by PC	March 2003
TM-342-01	Tentative map for a commercial subdivision	Approved by PC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Business Employment	IP (AE-75 & APZ-2)	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant has an active permit (BD24-15434) with the Building Department. The records show that the applicant has made some progress in completing the building permit and inspection process. Staff can support this request; however, this is the last extension of time staff will support if no additional progress has been demonstrated toward obtaining a building permit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 20, 2027 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 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: B&J CONSTRUCTION, LLC

CONTACT: BARAK SHAKED, 6480 W. DIABLO DRIVE, LAS VEGAS, NV 89118

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100281
ASSESSOR PARCEL #(s): 140-18-614-005

PROPERTY ADDRESS/ CROSS STREETS: 2925 N Lamb BLVD. Las Vegas, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

This is the second extension of time application for a storage building that was built without permits. The notice of violation case number is BFC23-00427. Previous application numbers are ET-25-400094 & UC-23-0936.

PROPERTY OWNER INFORMATION

NAME: JSAKN LLC
ADDRESS: 2925 Lamb Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89115
TELEPHONE: 408-207-3556 CELL 408-207-3556

APPLICANT INFORMATION (information must match online application)


NAME: B&J Construction LLC
ADDRESS: 6480 W Diablo Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-335-5572 CELL 702-335-5572 ACCELA REFERENCE CONTACT ID # 253953

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Barak Shaked
ADDRESS: 6480 W. Diablo Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL 702-335-5572 ACCELA REFERENCE CONTACT ID # 253953

*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)*

Donald R Ott
Property Owner (Print)

02/19/2026
Date

Remodel Las Vegas

B & J Construction, LLC

702-335-5572

RE: Justification Letter for Extension of Time

I am respectfully requesting an extension of time for Special Use Permit UC23-0936, which expires on February 20, 2026.

The property owner needs this storage shed due to previous cases of theft and vandalism. The shed will be used to store some low hazard materials and tools.

The previous extension of time was approved for less than an additional 4 months. This was not enough time for us to coordinate the geotechnical engineer's work plan letter along with the revisions required to the foundation plan and grading plan. Our engineers are not done with their response to the building department's comments. But we are actively working on this.

We respectfully request an extension of time.

Submitted on behalf of the property owner,

Barak Shaked

B & J Construction, LLC

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0112-RICHTECH HOLDINGS, LLC:

USE PERMIT for a proposed office (business services) in conjunction with an existing office/warehouse complex on a 1.26 acre portion of a 8.64 total acre site in an IP (Industrial Park) Zone within Airport Environs (AE-75 and APZ-2) Overlay.

Generally located north of Alto Avenue and west of Lincoln Road within Sunrise Manor. WM/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-615-001; 140-18-615-002; 140-18-615-003; 140-18-615-004; 140-18-615-005; 140-18-615-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2975 Lincoln Road
- Site Acreage: 1.26
- Project Type: Office (Business Services)
- Square Feet: 19,900 (lease space)/128,388 (overall site)
- Parking Required/Provided: 238/529 (previously approved via WS-0782-08)

Site Plan

The plan depicts an existing warehouse facility with access provided via a private drive from Lincoln Road to the east. There are 6 buildings of various sizes associated with the entire site. According to the parking analysis, there are 529 parking spaces provided where 238 parking spaces are required for various uses. The applicant is requesting an office use for business services located within Building 6 (northeast corner) of the existing industrial complex. A use permit is needed because business services are required to have an approved special use permit in APZ-2 Overlay.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The pictures depict an existing warehouse facility with a flat roof and stucco siding. The front entrance is located on the east side of the building facing Lincoln Road.

Floor Plans

The plan depicts an existing layout with offices, bathrooms, warehousing space, and a reception area.

Applicant's Justification

The applicant states this subject building (APN 140-18-615-006) is intended to be used as an administrative office space. There will be no new construction or site modifications for the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900968	Administrative design review to allow metal carports	Approved by ZA	December 2025
WS-0782-08	Waiver of development standards design review for an office warehouse	Approved by BCC	September 2008
WC-0815-07 (ZC-0009-03)	Waiver of conditions to a zone change for an industrial warehouse complex	Approved by BCC	August 2007
UC-1627-05	Use permit and design review for an electrical substation	Approved by PC	December 2005
WC-400086-05 (ZC-0009-03)	Waiver of conditions for a zone change requiring no loading docks within 150 feet of a residential use - expired	Approved by BCC	June 2005
TM-500329-04	Tentative map for an industrial subdivision	Approved by BCC	August 2004
DR-1013-04	Design review for an industrial complex	Approved by BCC	August 2004
VS-0330-04	A vacation and abandonment of rights-of-way being	Approved by PC	April 2004
TM-500111-04	Tentative map for commercial subdivision	Approved by PC	April 2004
UC-0357-03	Use permits for an industrial complex - expired	Approved by BCC	April 2003
ZC-0009-03	Zone change to reclassify 31.0 acres from R-E to M-1 Zone	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP (AE-75 & APZ-2)	Warehouse
South	Business Employment	IP (AE-70 & AE-75)	Warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	RS3.3 & RS5.2 (AE-75)	Single-family residential subdivision

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.

Special use permits are required in the APZ-2 Overlay in order to evaluate any impacts the use may have. The Airport Environs Overlay was established to provide for a range of uses compatible with the Accident Potential Zones (APZ). The existing building has been used as a warehousing and storage facility since its original construction in 2006. Staff find the proposed use will not have an increased impact to adjacent properties and staff can support the 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

- 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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will

require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHTECH HOLDINGS, LLC

CONTACT: RICHTECH HOLDINGS, LLC, 2975 LINCOLN ROAD, LAS VEGAS, NV 89115

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101766

ASSESSOR PARCEL #(s): 140-18-615-006

PROPERTY ADDRESS/ CROSS STREETS: 2975 Lincoln Rd., Las Vegas, NV

DETAILED SUMMARY PROJECT DESCRIPTION

Request for a Special Use Permit (SUP) to allow for Business Services (office use) within an existing building located at 2975 Lincoln Rd. No construction or exterior modifications are proposed. This SUP application is filed per County Code §30.06.05D.

PROPERTY OWNER INFORMATION

NAME: Richtech Holdings LLC

ADDRESS: 4175 CAMERON ST STE 1

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 866-236-3835

CELL 866-236-3835

APPLICANT INFORMATION (information must match online application)

NAME: Richtech Holdings LLC

ADDRESS: 2975 Lincoln Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 763-209-7260

CELL 763-209-7260

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jiayi Yu

ADDRESS: 2975 Lincoln Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 763-209-7260

CELL 763-209-7260

ACCELA REFERENCE CONTACT ID # _____

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

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

Signature:
Zhenwu Huang
Property Owner (Signature)*

Zhenwu Huang, Authorized Signer
Property Owner (Print)

1/12/2026
Date

January 20, 2026

To whom it may concern:

RE: Justification Letter for Special Use Permit (SUP)

Richtech Holdings LLC (the “Applicant” and “Property Owner”) respectfully requests a Special Use Permit (SUP) to allow office use (Business Services) at 2975 Lincoln Rd, Las Vegas, NV 89115. Under Table 30.02-7 of the Clark County Development Code,¹ “Business Services” or “Other Professional Services” in the APZ-2 zoning district requires a Special Use Permit.

The subject property is owned by Richtech Holdings LLC, which serves as the real estate holding entity for Richtech Robotics Inc., a publicly traded technology company specializing in the design, development, and deployment of service robots for the hospitality, healthcare, and industrial sectors. The premise will serve as the administrative and professional office space for Richtech Robotics.

The proposed business use involves interior use of the existing 20,200± square feet of gross lease area only, with no new construction or exterior modifications proposed.

Sincerely,

Jiayi Yu
Richtech Robotics

¹ See Table 30.02-7 of the Clark County Code Title 30 at <https://www.clarkcountynv.gov/adobe/assets/urn:aaid:aem:a6578531-beff-4f7a-adad-cf5b854ab685/original/as/OFFTitle30.-EFF.11.17.25.pdf>.

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0116-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:

VACATE AND ABANDON a portion of a right-of-way being Atlantic Street located between Charleston Boulevard and Fremont Street within Sunrise Manor (description on file). TS/mh/cv (For possible action)

RELATED INFORMATION:

APN:

162-01-112-006

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way (Atlantic Street) to accommodate the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0719	Design review and waivers for a gas station and retail building	Approved by BCC	December 2025
DR-0653-13	Design review for a retail store - expired	Approved by PC	November 2013
DR-0230-12	Design review for a retail building (APN 162-01-112-002)	Approved by PC	July 2012
TM-500093-11	Tentative map for a commercial subdivision	Approved by PC	February 2012
WS-1155-08	Waivers and design review for restaurants in conjunction with a shopping center - expired	Approved by PC	February 2009
DR-0179-08	Design review for a shopping center - expired	Approved by PC	May 2008
ZC-1078-00	Zone district name change from C-C to C-2	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Retail, warehouse, vehicle maintenance, & outdoor storage
South & East	Entertainment Mixed-Use	CG	Shopping center
West	Entertainment Mixed-Use	CG	Undeveloped, outdoor storage, & vehicle maintenance

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

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 S.
FOURTH STREET #200, LAS VEGAS, NV 89101

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100084
ASSESSOR PARCEL #(s): 162-01-112-006

PROPERTY ADDRESS/ CROSS STREETS: CHARLESTON BOULEVARD AND ATLANTIC STREET

DETAILED SUMMARY PROJECT DESCRIPTION

A REQUIRED VACATION AND ABANDONMENT APPLICATION FOR DETACHED SIDEWALK FOR A PREVIOUSLY APPROVED PROJECT (WS-25-0719)

PROPERTY OWNER INFORMATION

NAME: SEINA 76 HOLDINGS LP & SEINA 77 HOLDINGS LP (MITCH OGRON)
ADDRESS: 10655 PARK RUN DRIVE SUITE 160
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144
TELEPHONE: 702-226-3955 CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: MITCH OGRON
ADDRESS: 10655 PARK RUN DRIVE, STE 160
CITY: LAS VEGAS STATE: NV ZIP CODE: 89144
TELEPHONE: 702-226-3955 CELL 702-596-5611 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE A. OHENE
ADDRESS: 520 SOUTH FOURTH STREET
CITY: LAS VEGAS STATE: NV ZIP CODE: 89101
TELEPHONE: 702-598-1429 CELL 702-561-7070 ACCELA REFERENCE CONTACT ID # 173835

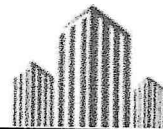
*Correspondent will receive all project communication via the email entered in online application.

(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)*

MITCH OGRON
Property Owner (Print)

JANUARY 16, 2026
Date



January 29, 2026
25LRN0368

Clark County Public Works
Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89106

**Subject: Right-of-Way Vacation
Justification Letter for Charleston Blvd & Atlantic Street
A Portion of APN 162-01-199-020**

Dear Sir or Madam,

This letter is intended to provide a justification to Vacate the Right-of-Way (ROW) for a portion of Assessor's Parcel Number (APN) 162-01-199-020.

We are working on the Civil Improvement Plans for a project entitled "Charleston Blvd & Atlantic Street" at APN 162-01-112-006. The existing ROW to be Vacated is required per Title 30 to accommodate a detached sidewalk. The approval of this Vacation would place the new ROW line on Atlantic Street at Back-of-Curb. This ROW Vacation is required due to a condition of approval for WS-25-0719, which approved a gas station and retail store with detached sidewalk along Atlantic Street.

Therefore, to conform to Title 30 requirements, we wish to ask for approval to Vacate a 10-foot-wide portion of ROW adjacent to APN 162-01-112-006.

Please do not hesitate to contact our office if you have any questions. Thank you.

Sincerely,

L. R. Nelson Consulting Engineers, LLC

Edgar León, P.E., P.T.O.E.
Civil Engineering Department Manager

01/29/26

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-16-103-002 ptn

LAND USE PLAN:

SUNRISE MANOR – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5325 E. Cheyenne Avenue
- Site Acreage: 1.64 (portion of)
- Existing Land Use: Outdoor Storage

Applicant's Justification

The applicant states that a small portion on the northwest corner of the parcel is zoned RS20, and therefore, the request for IP zoning is to allow for uniform zoning across the entire site. The property is surrounded by existing industrial zoning.

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-26-0131	A use permit, waivers of development standards, and a design review for an outdoor storage yard is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The adjacent properties to the east and south are zoned IL. Although the adjacent property to the west is zoned IP and RS20 with a single-family residence on the RS20 portion, the overall parcel is being used for industrial purposes. Nellis Air Force Base is located to the north, and the proposed IP zoning is much more compatible with operations at Nellis than the existing RS20 zoning. The majority of the subject parcel is already zoned IP, and therefore, the proposed IP zoning will allow for a uniform zoning district throughout the site. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KETTY FERNANDEZ

CONTACT: KETTY FERNANDEZ, 2071 E. CAMERO AVENUE, LAS VEGAS, NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0130

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

TAB/CAC: Sunrise Manor TAB Time: 6:30 p.m.

Date: 4/2/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

November 6, 2025

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

Re: APN: 140-16-103-002

To Whom It May Concern,

Please let this letter serve as justification for a Zone Change, in conjunction with a parking lot with outside storage. The project is a 1.64 acre proposed paved parking lot with outside storage located on Cheyenne Ave. east of Betty Lane, more commonly known as APN 140-16-103-002.

A small sliver of the site at the Northwest corner is currently zoned RS-20. A request is hereby made to rezone that portion to IP to be consistent with the remainder of the parcel.

The parcel is boarded by Industrial zoning to the south, east and west. Nellis Air Force property is across Cheyenne Ave to the North.

We believe that the approval of this request will not have a negative effect on the neighborhood or surrounding area as their will bring uniformity to the zoning in the area. Should you have any questions please do not hesitate to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

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

RELATED INFORMATION:

APN:

140-16-103-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
- b. Allow higher-activity areas of development (parking and circulation - northwest corner) adjacent to an area subject to Residential Adjacency standards where not permissible Section 30.04.06G.
- c. Allow parking area which is not screened within 30 feet of a residential district per Section 30.04.06L.
2. Eliminate buffering and screening (northwest corner) where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C.
3. Eliminate parking spaces where 7 parking spaces are required per 30.04.04C.
4. Eliminate street landscaping along Cheyenne Avenue where required per Section 30.04.02C.
5. Eliminate the driveway throat depth along Cheyenne Avenue where 75 feet is required per Uniform Standard Drawings 222.1 (a 100% reduction).
6. Waive full off-site improvements (sidewalk, curb, gutter, streetlights and partial pavement) along Cheyenne Avenue where required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5325 E. Cheyenne Avenue
- Site Acreage: 1.64
- Project Type: Truck parking or staging and outdoor storage and display
- Square Feet: 560 (each Conex box)
- Parking (required/provided): 7/0

Site Plan

The plans depict a proposed truck parking or staging facility with outdoor storage and display. A use permit is required for truck parking and staging in the IP zoning district, and because the applicant is not providing a building for the purpose of monitoring on-site activities and controlling access. Access to the site is from a driveway along the north property line adjacent to Cheyenne Avenue, and there is a security gate open during business hours. This site will be a private yard with no employees or assigned hours. Each of the parking spaces will be leased to local owner operators.

Furthermore, the applicant will be paving the entire parcel. The plan also shows that along the north and east property lines the applicant is proposing a 6 foot high wrought iron fence and along the south and west property lines the existing 6 foot high wrought iron fence will remain and is the subject of a waiver of development request.

A use permit is required since outdoor storage located in the southeast and southwest corners of the site is not completely screened from the right-of-way with an 8 foot high screen fence or wall, even though it is located in the rear of the property. The applicant is proposing outdoor storage of 4 Conex boxes utilized for storage of materials. A total of 7 parking spaces are required based upon the overall square footage of the total area dedicated for outdoor storage. The applicant has not provided any required parking for employees and thus requires a waiver to eliminate required parking.

Landscaping

The applicant is requesting to eliminate all required street landscaping and use xeriscape rock, boulders, and landscape art. Buffering and screening is also not proposed for the northwest corner of the site which is adjacent to an RS20 zoned parcel.

Applicant's Justification

The applicant states that Clark County faces a shortage of parking spaces for truck parking or staging lots. The applicant believes the approval of this request and the waivers of development standards will ensure compliance with air quality regulations and provide for parking infrastructure for commercial vehicles.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-26-0130	A zone change to reclassify a portion of the site from RS20 to IP is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

A use permit is required to permit truck parking or staging within the industrial zoning districts. A condition of the use permit requires this type of use to construct a minimum of 1 building for the purpose of monitoring on-site activities and controlling access to the facility. Staff finds the truck parking on the site should have minimal to no impact on the surrounding land uses. However, the lack of an on-site building for controlling access and monitoring on-site activities and because staff does not support the waivers of development standards; staff recommends denial of this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Residential adjacency standards promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. Staff finds that this request is required since a small portion of the northwest corner of the site is adjacent to RS20 zoning. The applicant can provide the necessary buffering and landscaping in order to mitigate these standards. Staff does not support this request.

Waiver of Development Standards #2

The intent of requiring buffering and screening adjacent to a less intense zoning district is to ensure the adjacent property is not adversely or negatively impacted by activities allowed in the more intense zoning district. The request is for a portion of the site in the northwest corner that will be adjacent to a split zoned parcel with RS20 on the north half, and IP on the southern half. The required 15 foot wide landscape strip and 8-foot-high decorative wall would assist in mitigating any potential impact the project would have on the adjacent single-family building. Staff finds the request as a self-imposed hardship and recommend denial.

Waiver of Development Standards #3

The applicant has not provided any onsite parking required per Title 30 where 1 space is required for 7,000 square feet of outdoor storage. The plans do not depict any dedicated area for the 7 spaces and cannot count any of the truck parking spaces as required parking. The applicant has not provided a justification to eliminate the required parking; therefore, staff cannot support the requested waiver of development standards.

Waiver of Development Standards #4

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. The required street landscaping would provide an additional buffer between the truck parking or staging area and the right-of-way. Staff finds the request to waive the required street landscaping along Cheyenne Avenue as unwarranted; therefore, recommends denial.

Design Review

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

Staff is not supporting the use permits and the waivers of development standards by the applicant and that is associated with this application; therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff finds that the reduced throat depth for the driveway on Cheyenne Avenue will result in on-street stacking of vehicles. Since Cheyenne Avenue is an arterial street, it is important that traffic

can flow without the impediment of vehicles attempting to access the parking lot. Additionally, the parking stalls adjacent to the driveway will create immediate conflicts with vehicles entering the site, further limiting safe circulation. 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.

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

Public Works - Development Review

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KETTY FERNANDEZ

CONTACT: KETTY FERNANDEZ, 2071 E. CAMERO AVENUE, LAS VEGAS, NV 89123

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-14-103-002

PROPERTY ADDRESS/ CROSS STREETS: 5325 E Cheyenne Ave, Las Vegas, NV, 89156

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review to establish a use on the lot

PROPERTY OWNER INFORMATION

NAME: Yoel Fraga Leon Yoel Fraga Candelario
 ADDRESS: 5325 E Cheyenne Ave
 CITY: Las Vegas (702) STATE: NV ZIP CODE: 89154
 TELEPHONE: 588-4459 CELL 767-9889 EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Same as above
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (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] _____ YOEL FRAGA LEON 6/4/2025
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|------------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AP | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> LIC | <input type="checkbox"/> VS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> FA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (if) _____ ACCEPTED BY _____
 RECEIVING DATE _____ DATE _____
 DECISION DATE _____ FEES _____
 TAX EVALUATION _____ DATE _____

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

November 6, 2025

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: APN: 140-16-103-002

To Whom It May Concern,

Please let this letter serve as justification for a Design Review for a parking lot with outside storage, a Use Permit for outside storage and Waiver of Development Standards. The project is a 1.64 acre proposed paved parking lot with outside storage located on Cheyenne Ave. east of Betty Lane, more commonly known as APN 140-16-103-002.

1.) Design Review

The site is currently being used for outdoor storage, and the owner is in the process of bringing the parcel into compliance with Air Quality. The proposed storage yard is not open to the public. The storage yard will be storage for semi-trucks and commercial vehicles. There are no structures being built on the site and therefore there are no employees assigned to the yard. Since this is a private storage yard, there are no assigned hours of operation.

The site plan indicates that there will be 35 parking spaces provided. This exceeds Title 30 requirements of one space per 7,000 sq ft of outdoor storage area.

2) Use Permit

The applicant is requesting a Use Permit to allow outdoor storage in an IP zoning with no primary use on-site and no buildings providing outside storage with no indoor primary use.

As you may be aware, the City of Las Vegas & Clark County faces a significant shortage of parking spaces for trucks and other commercial vehicles. For this reason, several years ago we acquired a lot that has since been used for this purpose, providing an essential service for operators and transportation companies.

In compliance with Air Quality regulations, we are required to pave this lot in order to continue offering parking services. The purpose of this letter is to explain our intentions and formally request authorization to proceed with the paving, thereby ensuring the continuity of this service.

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

3)Waiver of Development Standards:

This applicant is requesting a Waiver of Development Standards for the following

- a) Street landscaping;
 - We will be providing alternative landscaping which will consist of landscape rock, boulders and landscape art.
- b) Off-site improvements (partial paving and sidewalks);
 - The County is proposing a Special Improvement District along Cheyenne at this location. The owner will request to be a part of the SID.
- c) Residential adjacency and buffering and screening;
 - The adjacent RS20 zoned property is being used as industrial and therefore we don't believe screening or buffering should be necessary.
- d) Parking lot landscaping;
 - This area is heavily industrial and parking lot landscaping would be inconsistent with the surrounding area.
- e) Trash (enclosure) depending on location or not being proposed;
 - As discussed above, this development is for an outside storage yard for vehicles. There is no building, employees or business being conducted on the site. There is no refuse being generated at the site; therefore, a waiver of the trash enclosure is being requested.
- f) Throat depth (public works review)
 - We are requesting 0' where 75' is required. The gate will remain open during business hours thereby negating the need for 75'.

We believe that the approval of this request will not only ensure compliance with environmental regulations but will also help maintain and improve parking infrastructure for commercial vehicles – an extremely limited resource in our city.

We appreciate your attention to this request and remain available for any additional information or requirements needed for the permit's approval.

We feel this 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.



David S. Turner
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height for a proposed accessory living quarters; 2) reduce front setback for a proposed single-family residence; 3) increase retaining wall height; and 4) waive full off-site improvements for a proposed single-family residential development on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-35-110-047

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height for an accessory living quarters to 35 feet where 25 feet is the maximum allowed per Section 30.02.04 (a 40% increase).
2. Reduce the front setback for a single-family residence to 30 feet where 40 feet is the minimum required per Section 30.02.04 (a 25% reduction).
3. Increase the height of a retaining wall to 9 feet where 6 feet are the maximum allowed per Section 30.04.03 (a 50% increase).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Bonanza Road where required per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6999 E. Bonanza Road
- Site Acreage: 0.46
- Project Type: Single-family residential development
- Number of Stories: 2 (single-family residence & accessory living quarters)
- Building Height (feet): 35 (single-family residence & accessory living quarters)
- Square Feet: 1,934 (single-family residence)/1,148 (accessory living quarters)

Site Plan

The plan depicts a proposed single-family residence with access provided via Bonanza Road. The residence will be 30 feet from the north property line (front) and 25 feet from the east property line (side interior). There is a proposed balcony on the second floor in the front of the residence, facing Bonanza Road, that will intrude 4 feet into the requested reduced front setback of 30 feet. This intrusion is allowed for up to 50% of the building width per Section 30.02.25 if the front setback waiver request is approved. Additionally, there is an accessory living quarters proposed in the rear yard that will be set back 10 feet from the east and south property lines. A U-shaped driveway will wrap around the residence. This driveway will provide access from the street to the residence and the accessory living quarters. There are retaining walls being proposed along the east, west, and south sides of the single-family residence. The retaining walls on the east and west of the residence meet height requirements; However, the retaining wall located to the south of the residence will be 9 feet tall, necessitating a waiver of development standards.

Landscaping

There is no landscaping proposed or required with this request.

Elevations

The plans depict a 2 story single-family residence and a 2 story accessory living quarters with pitched roofs and a light brown stucco exterior. The structures will be 35 feet in height at their tallest points. The single-family residence will have a front balcony facing Bonanza Road.

Floor Plans

The plans depict a proposed 2 story accessory living quarters. The first floor will have a 2 car garage, RV garage, and bathroom. The second floor will have a dining room, living room, kitchen, bedroom, bathroom, and 2 balconies. Exterior stairs will be on the west side of the residence that provide exterior access to the second floor.

Applicant's Justification

The applicant states the request is harmonious with the surrounding area and will not have a negative impact on adjacent properties. A reduced front setback allows for the property to be used more efficiently and does not pose an undue burden on future public right-of-way development. The increased height for the accessory living quarters does not pose a substantial adverse impact on the surrounding area. This development is harmonious with the Master Plan of Residential Neighborhood because it follows the intended use of the property, single-family residential. The proposed residence will not visually impact neighboring properties. Furthermore, the setback adjustment is minor in nature and does not alter the residential character of the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0403	Waiver of development standards for a single-family residence	Withdrawn	October 2025

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the request for reduced front setback to be a self-imposed hardship considering this is a new development, and it could be redesigned to comply with Title 30 standards. Therefore, staff does not support the request.

Waiver of Development Standards #2

Per Title 30, accessory structures may be 25 feet tall, or up to the primary structure height as built, whichever is greater. Therefore, the proposed height for the accessory living quarters would be allowed if the single-family residence had already been constructed. In this case, the applicant is proposing to construct the accessory living quarters and primary residence at the same time. Staff finds that the proposal meets the intent of the Code as both structures will be constructed at the same time; therefore, recommends approval.

Waiver of Development Standards #3

Staff finds the subject retaining wall will be internal to the site, between the single-family residence and the accessory living quarters. The wall will not be visible from the right-of-way (Bonanza Road) and will cause no visual impacts. Therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #4

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

Approval of waivers of development standards #2 and #3; denial of waivers of development standards #1 and #4.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

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 #0042-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS
CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BOULEVARD, SUITE 418, LAS VEGAS, NV 89128

#6



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101709

ASSESSOR PARCEL #(s): 140-35-110-047

PROPERTY ADDRESS/ CROSS STREETS: 6999 E BONANZA RD

DETAILED SUMMARY PROJECT DESCRIPTION

request for a waiver of development standards to allow a reduced front yard setback to 30 feet where 40 feet is required per Section 30.02.04

PROPERTY OWNER INFORMATION

NAME: BARKER FAMILY TRUST and BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS

ADDRESS: 1631 BUFFALO TRAIL DR.

CITY: HENDERSON, STATE: NV ZIP CODE: 89014

TELEPHONE: 702-445-5563 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: OWNER

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS VEGAS CIVIL ENGINEERING - JOEY DEBLANCO

ADDRESS: 2251 NORTH RAMPRT BLVD. NO. 418

CITY: LAS VEGAS STATE: NV ZIP CODE: 89128

TELEPHONE: 702-515-6741 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

David Barker

Property Owner (Signature)*

David Barker

Property Owner (Print)

10/18/25

Date

12/1/25

Clark County Dept. of Comp. Planning
500 S. Grand Central Pkwy
Las Vegas, Nevada 89155-1810

**Re: Justification Letter
Waiver of Development Standards
APN 140-35-110-047**



To Whom It May Concern,

This project is a legacy application following WS25-0403, which was withdrawn without prejudice. The original application addressed the Accessory Dwelling Unit (ADU) component only. The current request combines both the single-family custom home and the ADU as a unified project. The property is zoned RS-20 with an RN land use under the Clark County Comprehensive Master Plan. The project is located on the south side of Bonanza Road, west of Hollywood Boulevard, within the Hollywood Vegas neighborhood, a large-lot residential area established in the mid-1950s.

Requested Waiver

1. Reduce the required front-yard setback to 30 feet where 40 feet is required per §30.02.04.
2. Waive off-site improvement requirements—curb, gutter, detached sidewalk, streetlights, and half-street paving—otherwise required under §30.04.08.
3. Allow the Accessory Dwelling Unit (ADU) to be constructed with a maximum height of 35 feet concurrent with the primary residence, where §30.02.04, Note 1 is interpreted to require the primary residence to be existing prior to construction of an accessory structure.

Findings for Waiver of Development Standards (§30.06.06.F.2(a))

A. Front Setback Reduction (§30.02.04)

1. Adjacent uses are not substantially adversely affected.
The applicant proposes a single-family residence with an ADU on a parcel with approximately 15 feet of grade differential from front to rear, necessitating a retaining system for functional rear-yard use. Advancing the home to a 30-foot setback maintains massing, scale, and orientation consistent with surrounding RS-20 lots. No adverse impact to adjacent residential uses is anticipated.
2. No material effect on health, safety, or public welfare.
The reduced setback minimizes excessive rear-yard cut/fill and reduces retaining wall height, promoting safer grading and drainage outcomes while ensuring structural stability.
3. Harmony with the Master Plan & Title 30.
The setback adjustment is a minor dimensional relief that enables a context-sensitive design and does not alter the residential character of the area. The request is in harmony with the purposes of Title 30 and supports compatible infill development.
4. No undue burden on public improvements or services.
The reduced setback does not increase demand on public infrastructure and does not create additional operational burden.

B. Off-Site Improvement Waiver (§30.04.08)

1. Adjacent uses are not substantially adversely affected.
The south side of Bonanza Road has functioned as a semi-rural corridor with open shoulders and swales since 1956. This area represents the “established neighborhood” referenced in Master Plan Goal 1.5, which instructs the County to “*protect and enhance the unique character of established neighborhoods.*” Constructing isolated curb, gutter, and sidewalk on a single lot would disrupt the cohesive rural pattern and create abrupt transitions at the property lines.
2. No material effect on health, safety, or public welfare.
One-off frontage improvements within a 100-foot right-of-way create drainage inconsistencies, interrupt shoulder flow paths, and introduce non-standard interim conditions until the full corridor is improved. Deferring construction avoids these interim safety and drainage issues.
3. Harmony with the Master Plan & Title 30.
Preserving the rural streetscape on Bonanza’s south side advances the intent of Goal 1.5, supports the RN land-use intent, and avoids fragmenting a corridor that has remained intact for seven decades. The request follows the formal waiver procedure outlined in Title 30 and adheres to all procedural requirements.
4. No undue burden on public improvements or services.
A County-coordinated future project provides significantly greater efficiency and avoids the maintenance complications associated with isolated, piecemeal frontage construction. Deferral avoids disproportionate costs while positioning the property for future integration when the corridor is upgraded end-to-end.

C. ADU Height Waiver (§30.02.04, Note 1)

1. Adjacent uses are not substantially adversely affected.
The proposed ADU height is consistent with the scale of large-lot residential development in the RS-20 zoning district. The structure is sited to maintain adequate separation from adjacent properties, and the overall massing remains subordinate to the primary residence when viewed as a unified project. No material visual or privacy impacts to neighboring parcels are anticipated.
2. No material effect on health, safety, or public welfare.
The ADU is designed to meet all applicable building, fire, and grading requirements. Allowing concurrent construction at the proposed height avoids future structural modification or redevelopment that could otherwise result from constructing the ADU at a reduced interim height.
3. Harmony with the Master Plan and Title 30.
The request maintains consistency with the Residential Neighborhood (RN) land-use designation and supports efficient, well-planned residential development. Granting the waiver allows the County’s interpretive concern to be addressed through the formal waiver process while preserving the intent of Title 30 to regulate height impacts rather than construction sequencing.
4. No undue burden on public improvements or services.
The waiver does not increase demand on public infrastructure beyond what is already anticipated for the approved residential use of the property.

Acknowledgment of Required Condition

The applicant acknowledges that any approval of a waiver to §30.04.08 constitutes a temporary postponement only and will be conditioned upon execution and recordation of a Restrictive Covenant Running with the Land for future construction of required off-site improvements, pursuant to §30.06.06.F.3 and §30.04.08.C.ix.

Conclusion

This request satisfies the specific WS findings in §30.06.06.F.2(a) and the General Standards for Approval in §30.06.03.D.7. The proposal is consistent with the Master Plan, fulfills the purpose and intent of Title 30, protects the long-established character of the Hollywood Vegas neighborhood, and avoids imposing unnecessary or inefficient interim infrastructure burdens. Approval of this waiver supports responsible, context-sensitive development while ensuring full compliance with future corridor improvements through the required deed restriction.

Warmest Regards,
Joey DeBlanco

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0106-STANKOSKY, CHARLES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; 2) reduce setback; 3) increase screen wall height; 4) modify residential adjacency standards; 5) eliminate street landscaping; 6) eliminate buffering and screening; and 7) waive full off-site improvements in conjunction with an existing single-family residence on 0.77 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Cartier Avenue and west of Gateway Road within Sunrise Manor. WM/rp/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-810-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for an existing access gate along the northwest property line adjacent to Cartier Avenue to 2 feet 3 inches where a minimum of 18 feet is required per Section 30.04.03 (an 88% reduction).
2.
 - a. Reduce the side street setback for an existing accessory structure (playhouse) to 5 feet 6 inches where 10 feet is required per Section 30.02.14 (a 45% reduction).
 - b. Reduce the side street setback for an existing accessory structure (Accessory Structure B) along the north property line to 4 feet 7 inches where 10 feet is required per Section 30.02.14 (a 54% reduction).
3.
 - a. Increase the height of the existing block wall (northwest portion) to 6 feet where 3 feet is the maximum allowed per Section 30.04.03 (a 100% increase).
 - b. Increase the height of the existing screen wall (6 foot CMU block wall with a 4 foot chain-link fence along a portion of the north property line) to 10 feet where 3 feet is the maximum allowed per Section 30.04.03 (a 233% increase).
4. Allow outdoor storage as an accessory use within the westernmost portion of the parcel adjacent to a residential use where not permitted per Section 30.04.06.
5. Eliminate street landscaping along a portion of the northwest property line adjacent to Cartier Avenue where required per Section 30.04.01.
6.
 - a. Eliminate buffering and screening along a portion of the west property line per Section 30.04.02.
 - b. Eliminate buffering and screening along a portion of the southwest property line per Section 30.04.02.
7. Waive full off-site improvements along the northwest portion of Cartier Avenue (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2585 N. Gateway Road
- Site Acreage: 0.77
- Project Type: Single-family residence/outdoor storage
- Building Height (feet): 8 (Accessory Structure B)/13 (playhouse)
- Square Feet: 303 (Accessory Structure B)/115 (playhouse)

History, Site Plan, & Request

The residence is located on the eastern half of the parcel and was constructed in the 1970's under commercial zoning. The property is now surrounded by residential zoning districts. The CG zoning will remain while continuing the existing residential use.

The site plan depicts that the driveway access is from Cartier Avenue to the north. The eastern two-thirds of the parcel include the residence and existing accessory structures. There is an existing north-south wall west of the existing playhouse that divides the residence to the east and outdoor storage use on the westernmost portion of the site.

The eastern portion includes a single-family residence, pool, patio covers, Accessory Structure A, and a playhouse set back 5 feet 6 inches from the north property line where 10 feet is required, and other miscellaneous shade structures.

The western portion of the site is used for outdoor storage, including Shade Structure B, a storage container (Conex box), and Accessory Structure B set back 4 feet 7 inches from the side street property line where 10 feet is required.

Landscaping

Landscaping exists throughout the parcel. However, since a non-residential use for outdoor storage exists on the western portion of the site street landscaping along a portion of Cartier Avenue is required. Since no street landscaping is provided a waiver of development standards is warranted.

Furthermore, the applicant is not providing the required buffering and screening along a portion of the west and south side of the site, abutting the residential zone since outdoor storage is present in this area. Per Title 30, buffering and screening is required. Buffering and screening include 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 and neither are off-site improvements, waivers of development standards are required.

Elevations

The 2 existing structures that do not meet the setback requirements are the playhouse and Accessory Structure B. The photos depict that the playhouse is 13 feet in height, constructed of beige stucco and matches the single-family residence, with a shingle roof. Accessory Structure B is 8 feet in height, constructed of beige metal siding and a metal pitched roof.

A 6 foot high CMU screen wall was constructed with an integrated beige-painted metal access gate, located along the northwest portion of the site. Along the remainder of the north property line there is a 6 foot CMU block wall and a portion of this wall includes a 4 foot high chain-link fence on top. Neither screen wall meet Title 30 standards; therefore, a waiver is required.

Floor Plans

The plan depicts a playhouse with 115 square feet and an accessory structure B with 303 square feet.

Applicant's Justification

The applicant states that the property is located in a rural neighborhood with no street landscaping or off-site improvements and is therefore requesting a waiver of full off-site improvements to remain consistent with the surrounding area. Although the property includes commercial zoning, the applicant states that it has been used as a residence, no new construction is proposed, and all existing structures have been in place for 20 to 30 years and are consistent with the character of nearby homes. The rear storage area is used solely for personal RVs, trailers, and recreational equipment. Accessory Structure B is movable but has remained in its current location for more than 20 years.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residence
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residence
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-65)	Single-family residence

Clark County Public Response Office (CCPRO)

CE25-08325 is an active zoning violation for setbacks and building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of the 18 foot minimum access gate setback is to provide adequate depth for a full-size vehicle to queue on-site without obstructing the right-of-way when gates are closed during non-business hours. Staff finds that this standard is primarily intended for commercial properties. If the site were zoned residential, the Code would allow an access gate to be placed without a required setback. However, because this site is zoned CG (Commercial General), the commercial setback standard applies. Since staff cannot support the other waivers requested in this application, staff is unable to support this request.

Waiver of Development Standards #2

Setbacks are intended to promote safety and aesthetically pleasing neighborhoods. The requests are self-imposed hardships, and the applicant has not provided a justification as to why the playhouse and accessory structure could not be relocated to meet the required setback since there is ample room to meet Title 30 standards. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Although the site features an existing residential use, the existing 6 foot high block wall along the north property line and a 10 foot screen wall (6 foot CMU block wall with a 4 foot chain-link fence) does not follow the fence and wall standards for CG zoned parcels. Since the site is zoned CG, and Title 30 requires a 3 foot maximum fence or wall when located within a setback and along a street. Staff does not support the requested increase in height, because it is inconsistent with current development standards for the zoning district and may create negative visual impacts.

Waiver of Development Standards #4

Residential Adjacency standards promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. Where these Residential Adjacency standards apply, outdoor storage is not permissible as primary or accessory use. Outdoor storage within a residential neighborhood may negatively impact the streetscapes and the surrounding neighbors due to the unsightly storage of miscellaneous items; therefore, staff cannot support this request.

Waiver of Development Standards #5

Staff finds that eliminating the street landscaping along a portion of Cartier Avenue is consistent with surrounding development. However, because the site is zoned commercial, the applicable commercial landscaping standards must be met. The lack of landscaping also conflicts with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. For these reasons, staff cannot support this request.

Waiver of Development Standards #6

The applicant is proposing to eliminate the Title 30 buffering and screening requirements which consists of an 8 foot high decorative screen wall and 15 foot wide landscape buffer with a row of evergreen trees along a portion of the west and south property line, while also allowing outdoor storage adjacent to a residential zone where not permissible. Staff finds that the outdoor storage area is incompatible with the surrounding residential zoning, and the required buffering and screening are necessary to mitigate any visual and physical impacts. The applicant has not provided sufficient justification or alternatives; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #7

Staff has no objection to the request to not install full off-site improvements on Gateway Road and Cartier Avenue as the subject site is residential in use and the commercial standards are not applicable. Applying commercial standards to this site would result in requirements that are disproportionate and inappropriate for a single-family residence. Should the site undergo future commercial redevelopment, staff will re-evaluate the applicability of commercial standards at that time.

Staff Recommendation

Approval of waiver of development standards #7; denial of waiver of development standards #1 through #6.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations

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

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARLES J. STANKOSKY

CONTACT: CHARLES STANKOSKY, 2585 N. GATEWAY ROAD, LAS VEGAS, NV
89115



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0106_

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

TAB/CAC: Sunrise Manor TAB Time: 6:30 p.m.

Date 04/02/26

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas->

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/22/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

Waivers of Development Standards:

Eliminate Street Landscaping where required per Section 30.04.01D

I live in a Rural Estates development that has no street landscaping, to match the neighborhood and stay consistent with everything in my neighborhood I am asking for a waiver for this standard

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08C. This is a residential house that had the commercial zoning on it when I bought it, I am not building anything commercial, in fact I am not building anything at all. This application is for existing structures that have been on this property for over 20 years. To stay consistent with the neighborhood and all the residences around me I am asking for a waiver for this standard. Currently because of the Rancho Estates development that I live in there are zero sidewalks, zero curb and gutter, zero street lights and the only partial paving is a walking path that the school district just installed because of the school they are in the process of building on Walnut between Cartier and Alto.

Please add these waivers to everything that has already been submitted, as I stated before this is my main residence, it is not a commercial residence or used for any commercial business. I am not building any new structures just trying to get approval for the structures that are currently on this property and have been for over 29 years. I have attached some pictures and you can see that this property fits in with the neighborhood, in fact it is one of the nicer maintained properties on my street.

Charles Stankosky

2585 N. Gateway Rd

Las Vegas, NV 89115

702-271-3148 cell

November 15, 2025

This is an updated version of my justification for Variance or Waiver for the red lined Development Standards for APR # 25-100801 and APN: 140-18-810-028.

You are still wanting me to apply commercial standards on a residential dwelling, this has been my primary residence since the day I bought it back in 1994 and will continue to be my primary residence until I move or sell the property. The commercial rating came with the property when I bought it and all I can assume is that when they did this development they made some of the corner lots commercial just in case someone wanted to build a 7 11 or some type of convenience store on the corner.

The storage lot in the back is apart of this property, it is not a separate commercial storage lot, it is my own personal space for my RV, camping trailers, my side by side, and all the toys that come with an active family, attached is a list from the DMV of my personal vehicles and trailers and nothing stored back there is anybody else's, just mine. The main reason I bought this place was because it was a house that I could raise my family and store my stuff without paying thousands of dollars to store my belongings somewhere else.

I'm assuming that someone complained because I have an accessory shed that is close to the wall on the street side, it is just a temporary shed and can be moved if needed, the other structures in the back meet the set back standards for my lot. The property as it sits fits into the neighborhood and would look out of place if you required me to raise the fence to 8 feet or change my gates for access to the back yard. I also don't have any animals but if I did it would be in accordance with your 30.03.04 standard.

Charles Stankosky 11/24/2025

To Whom it May Concern: I have lived in this house for over 31 years now, it is a residential home that came with the commercial zoning when I bought it. This has been my place of residence since I bought it and will continue to be my main residence until I move. I know it has been suggested that I change the zoning to residential but I believe that the commercial zoning adds value to my property so I don't want to change the zoning.

I have one shed that is not on a pad or bolted down to anything that is close to the North wall, I am requesting a variance to leave the shed where it sits or if needed I can move it to fit within the set back requirements for my zoning.

The playhouse was built 25 years ago based on a picture from my 6 year old daughter, the RV cover was built almost 17 years ago by a company out of Cedar City, Utah. The other shed has been there for over 20 years and it is not a permanent structure but is build on 4X4 skid plates.

November 15, 2025

This section is in response to the red line items on my application, Waivers of Development Standard:

Side street setback per Section 30.02.14

Playhouse on the north side of the property inside the gated back yard by the driveway is not a permanent structure and can be moved if needed but I would like a waiver to leave it where it is so that it does not infringe on the basketball court/play area for my kids and grandkids.

Accessory Structure ^(b) is a storage shed and is also not a permanent structure, it is sitting on wood 4X4 skids and can be moved if needed to meet the standard. It has been where it is for over 20 years and I would like a waiver to leave it where it is also but it can be moved to meet the standard of 10 feet from the property line.

Buffering and screening per Section 30.04.02C

This has been my residence since I bought the house in 1994, this property came with the commercial zoning which I feel is a good selling point if and when I ever decide to sell but my lot is just another lot in the middle of a residence neighborhood and to make me raise my wall to give a buffer would put a burden on me financially and would just be an eye sore to the neighborhood, instead of fitting in it would make my property stand out among the rest of the residences. I am asking for a waiver to forgo the buffering and screening requirements.

Setback gate access per Section 30.04.03

Once again this is a residence with a commercial zoning, my gates on the street side match all of the other gates of my neighbors on Cartier St., applying the gate set back would take away from my personal property and create a place for homeless and trash to be dumped plus it would look out of place matching the existing neighbors. I am asking for a waiver to leave the gates as they are and not put the setback gates in place.

To allow outdoor storage adjacent to Residential per Section 30.04.06E:

Once again this is a residence and the outdoor storage is just my personal storage for my RV and camp trailers, this is not being rented out or used for any commercial storage. Attached is my printout of my vehicles/trailers licensed with NV DMV. I bought this house with the land so that I could store my trailers and tools without paying expensive storage fees to someone else. This house does not have a garage so I have build the sheds over the years to have a place to store my tools, holiday decorations, pool supplies and toys, recreational bikes and toys that I have to enjoy life with my family. It matches most of

November 15, 2025

the backyards in this neighborhood that everyone of my neighbors uses to store their personal stuff.

I am asking for a waiver for all of the red line items because even though this property has a commercial zoning it has been and will continue to be my main residence. All of the structures and shade's have been build over the past 31 yrs and they all fit in with the décor of this subdivision. Structure Accessory B can be move if necessary but has also been where it is for the past 20 years.

Thanks for your review and consideration. Charles Stankosky 12/11/2025

November 15, 2025

To Whom it May Concern: I have lived in this house for over 31 years now, it is a residential home that came with the commercial zoning when I bought it. This has been my place of residence since I bought it and will continue to be my main residence until I move. I know it has been suggested that I change the zoning to residential but I believe that the commercial zoning adds value to my property so I don't want to change the zoning.

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