



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 11, 2025

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
Kevin Williams, Member
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 Manora: 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

BOARD OF COUNTY COMMISSIONERS

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

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 August 28, 2025. (For possible action)
- IV. Approval of the Agenda for September 11, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
09/16/25 PC

1. TM-25-500145-WILLIAM LYON HOMES, INC.:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor. MK/hw/cv (For possible action) **09/06/25 PC**

2. WS-25-0561-REALCO, LLC SERIES 3:

WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure (storage) height in conjunction with an existing single-family residence.

DESIGN REVIEW for existing accessory structures (storage containers) on 0.7 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-70) Overlay. Generally located east of Walnut Road and south of Alto Avenue within Sunrise Manor. WM/rp/cv (For possible action) **09/06/25 PC**

10/08/25 BCC

3. UC-25-0582-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) eliminate street landscaping.

DESIGN REVIEW for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/rr/kh (For possible action) **10/08/25 BCC**

- VII. General Business: Review FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)
- 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: October 16, 2025.
- 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

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



Sunrise Manor Town Advisory Board

August 28, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – EXCUSED Kevin Williams- PRESENT Matt Young- 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 6:30 p.m.

II. Public Comment: None

III. Approval of the August 14, 2025 Minutes

Moved by: Harry Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 28, 2025

Moved by: Harry Williams

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

09/16/25 PC

1. **VS-25-0535-FREMONT BOULDER CROSSING, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Palm Street and Fremont Street, and Sahara Avenue and St Louis Avenue within Sunrise Manor (description on file). TS/tpd/cv (For possible action) 09/16/25 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

09/17/25 BCC

2. **ET-25-400085 (UC-23-0370)-OMMY EXHIBITION, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for an outside storage yard.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway departure distance; and 2) cross access.
DESIGN REVIEWS for the following: 1) warehouses; and 2) finished grade on 3.3 acres in an M-D (Designed Manufacturing) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located east of Dolly Lane and south of Judson Avenue within Sunrise Manor. TS/tpd/cv (For possible action) 09/17/25 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

3. **ET-25-400088 (ZC-23-0072):PROLOGIS LP:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) alternative street landscaping.
DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting on 8.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located north of Alto Avenue and west of Lamb Boulevard within Sunrise Manor. WM/bb/cv (For possible action) 09/17/25 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

- VII. General Business: Review FY 25-26 budget requests.
- VIII. Public Comment: A neighbor mentioned maintaining the roadways on the eastside.
- IX. Next Meeting Date: The next regular meeting will be September 11, 2025
- X. Adjournment
The meeting was adjourned at 6:51 pm

09/16/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500145-WILLIAM LYON HOMES, INC.:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor.
MK/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-23-401-003; 140-23-401-004; 140-23-403-005 through 140-23-403-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.39
- Project Type: Single-family residential subdivision
- Number of Lots: 20
- Density (du/ac): 1.38
- Minimum/Maximum Lot Size (square feet): 18,916 (gross) – 16,256 (net) / 24,800 (gross) – 20,040 (net)

History and Request

The site was originally approved in August 2021 through WS-21-0348 and TM-21-500109 for a 20 lot single-family residential subdivision with a density of 1.38 dwelling units per acre. A subsequent application, WS-25-0371, was approved in July 2025 which allowed 2 story home designs and more narrow driveways, but otherwise there were no impacts on the approved lot layout. The original applications were due to expire on August 18, 2025, so the applicant submitted an administrative extension of time, ADET-25-900581, that was approved to extend the expiration date of WS-21-0348 to August 2026. The tentative map application, TM-21-500109, however, is not eligible for an extension of time due to the lack of the recording of any portion of the previous tentative map. As a result, the applicant has returned with this request for a 20 lot single-family residential tentative map that is identical to the original request, TM-21-500109.

Project Description

The plans show a proposed 20 lot single-family detached residential development located on the north side of Owens Avenue and the west side of Los Feliz Street. The overall site is 14.39 acres with a density of 1.38 dwelling units per acre. The gross lot size ranges from 20,040 square feet

up to 24,800 square feet while net lot size ranges from 16,256 square feet up to 18,916 square feet. All lots will be accessed from a centrally located 43 foot wide private street inclusive of a 4 foot wide sidewalk. The private street will provide direct access to Easement Lane on the west side of the site with one point of access in the northwest portion of the site and another point of access in the southwest portion of the site. The private street connects these 2 points of access through a half circle loop. Lots along Owens Avenue and Los Feliz Street have lower net lot sizes due to the designation of the streets as collector or arterial streets. Five foot wide attached sidewalks are provided along all exterior streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900581 (WS-21-0348)	An administrative extension of time for a 20 lot single-family residential subdivision with increased grade and retaining wall heights	Approved by ZA	August 2025
WS-25-0371	Increased driveway width and allowed 2 story homes in conjunction with a previously approved single-family residential subdivision.	Approved by BCC	July 2025
TM-21-500109	20 lot single-family residential subdivision map - expired	Approved by BCC	August 2021
WS-21-0348	Allowed a 20 lot single-family residential subdivision with increased grade and retaining wall heights.	Approved by BCC	August 2021
VS-18-0149	Vacated and abandoned a 554 foot long portion of Stanley Avenue - recorded	Approved by PC	May 2018
TM-0093-06	22 lot single-family residential subdivision - expired	Approved by PC	May 2006
VS-0243-06	Vacate and abandon portions of Owens Avenue, Los Feliz Street, and Stanley Avenue and a drainage easement - expired	Approved by PC	May 2006
ZC-0306-90	Reclassify the site from R-E to R-1a for a 72lot single-family subdivision with 6,000 square foot lots	Denied by BCC	February 1991

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The layout of the subdivision is orderly with lots on both sides of the street. The lots are only accessible from internal private streets and there are no double frontage lots, as common lots or other spaces are used to separate lots from secondary frontages. The proposed subdivision meets the density requirements of the underlying planned land use designation of Ranch Estate Neighborhood that allows up to 2 dwelling units per acre, with the proposed subdivision at 1.38 dwelling units per acre. Additionally, the gross and net lot sizes of the subdivision meet the requirements of the RS20 zoning district along with any applicable exceptions. This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the request matches the previously approved tentative map and with active corresponding design review application. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.

Building Department - Addressing

- The street shown as Bellhaven is a duplicate street name;
- The street shown as Wicham shall have the suffix of Avenue;
- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES, INC.

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14023403007, 14023403006, 14023403008, 14023403009, 14023403010, 14023403005, 14023401003,
14023401004

PROPERTY ADDRESS/ CROSS STREETS: Los Feliz and Owens

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map

PROPERTY OWNER INFORMATION

NAME: William Lyon Homes Inc.
ADDRESS: 1985 Festival Plaza Dr. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-263-8200 CELL 702-748-6984 EMAIL: landoscia@taylormorrison.com

APPLICANT INFORMATION (must match online record)

NAME: William Lyon Homes Inc.
ADDRESS: 1985 Festival Plaza Dr. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-263-8200 CELL 702-748-6984 EMAIL: landoscia@taylormorrison.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: eolson@kcnvlaw.com

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

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


Property Owner (Signature)*

Patrick Helfrich

Property Owner (Print)

06/17/2025

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<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 # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

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

KAEMPFER

CROWELL

ELISABETH E. OLSON
elolson@kcnvlaw.com
D: 702.792.7039

July 14, 2025

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter – Taylor Morrison
Tentative Map
Owens and Los Feliz***

To Whom It May Concern:

Please be advised our office represents Taylor Morrison (the "Applicant") in the above-referenced matter. The project is located on the northwest corner of Owens Avenue and Los Feliz Street, more particularly described Assessor's Parcel Numbers 140-23-401-003, 004 and 140-23-403-005 through 010 (the "Site"). The Applicant is submitting the tentative map for an approved single-family residential development.

The Site is approved for a 20-lot single-family residential development via applications WS-21-0348 and WS-25-0371. Unfortunately, the previously approved tentative map expired. The Applicant is submitting the same tentative map approved via TM-21-500109 to coincide with the approved design review and waivers approved on the Site. The required tentative map and checklist are included with this submittal.

Thank you in advance for your consideration. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/jcm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0561-REALCO, LLC SERIES 3:

WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure (storage) height in conjunction with an existing single-family residence.

DESIGN REVIEW for existing accessory structures (storage containers) on 0.7 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-70) Overlay.

Generally located east of Walnut Road and south of Alto Avenue within Sunrise Manor.
WM/rp/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-710-026

WAIVERS OF DEVELOPMENT STANDARDS:

Increase the height of accessory structures (storage) to 17 feet where 14 feet is the maximum allowed per Section 30.02.07 (a 21% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2744 N. Walnut Road
- Site Acreage: 0.7
- Project Type: Accessory structures (storage containers)
- Building Height (feet): 28 feet 6 inches (single-family residence)/9 feet 6 inches (storage containers)/17 feet (existing building)
- Square Feet: 5,265 (single-family residence)/384 (storage container 1)/320 (storage containers 2 through 5 each)/836 (storage building)

Site Plan

The site plan depicts an existing single-family residence, with access from Walnut Road. The property includes 5 storage containers located along the east property line. The containers are located 5 feet from both the north and east property lines and are spaced 6 feet apart at minimum. A security office trailer is also shown on the plan which will be removed.

Landscaping

No additional landscaping is proposed with this request.

Elevations

The elevation depicts an existing home with a height of 28 feet 6 inches. Five storage containers are proposed, each featuring white vertical metal siding and a flat roofline. Each container is 9 feet 6 inches tall. The elevation also depicts an existing storage building with a height of 17 feet, which required a waiver of development standard.

Floor Plans

The plans depict container 1 with a total area of 384 square feet, while containers 2 through 5 are 320 square feet each. The single-family residence has an attached living quarters. The storage building has an open floor plan layout.

Applicant's Justification

The applicant states that all temporary structures, including the office trailer and 3 dry van trailers, will be removed from the site. Additionally, no materials will be stored outdoors. The applicant indicates that their intent is to obtain building permits for the existing storage containers. These containers do comply with all required setback regulations.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RM32 & RS20 (AE-70)	Single-family residential
South	Business Employment	RS3.3 (AE-70)	Single-family residential
East	Business Employment	RS20 (AE-70)	Single-family residential
West	Business Employment	PF (AE-70)	School

Clark County Public Response Office (CCPRO)

CE-22-07221 is an active violation for building without 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

Waiver of Development Standards

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

Staff finds that the request to increase the height of the accessory structure will not adversely affect adjacent properties. The adjacent properties are mainly zoned RS20, which allows for accessory structures up to 25 feet in height. Staff understands that although the subject lot is zoned RS3.3, which limits the accessory structure height to 14 feet, the site is similar to the other RS20 lots within the area in terms of character and size. Also, the structure is located within the rear yard and at the middle of the property, setback 24 feet 6 inches from the south property line, setback over 40 feet from the north property line, and setback over 50 feet from the east property line, which lessens any possible impact to the adjacent properties. Lastly, the material may not match those of the principal building; however, since it is centrally located within the backyard and is not visible from the street, staff can support the waiver.

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.

Architectural compatibility and building design standards are implemented to ensure that development is visually appealing and is consistent and compatible with the other structures and buildings in the neighborhood. While the use of storage containers may not typically align with traditional residential architecture, the proposed containers meet all applicable development standards, including setbacks, separation distances, and height requirements per Section 30.02.07. The applicant has also agreed to remove the temporary structures and outdoor material storage and maintain a clean and orderly environment, which will significantly improve the condition of the site. Therefore, staff can support this application.

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

- 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 that the security office, outdoor material storage, and other storage containers that are not included with this application must be removed prior to the final inspection; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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: IAN BANNING

CONTACT: IAN BANNING, 4200 SEBRING PARKWAY, SUITE 114, SEBRING, FL 33870

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0582-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) eliminate street landscaping.

DESIGN REVIEW for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

140-05-212-013; 140-05-212-004; 140-05-212-005; 140-05-212-009; 140-05-212-010; 140-05-212-011; 140-05-212-012; 140-05-212-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height of a proposed hotel building to 51 feet where 50 feet is the maximum height allowed per Section 30.02.18B (a 2% increase).
2. Eliminate street landscaping along Lamb Boulevard where a 10 foot wide landscape strip with 1 large tree and 3 shrubs provided every 30 linear feet is required per Section 30.04.01D.7.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 N. Lamb Boulevard
- Site Acreage: 3.08 acre portion of a 15.55 total acre site
- Project Type: Hotel
- Number of Guest Rooms: 120
- Number of Stories: 4
- Building Height (feet): 51 (maximum)
- Square Feet: 52,998
- Parking Required/Provided: 84/119 (project site)/ 362/390 (overall shopping center)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed 4 story hotel with 120 rooms located on the eastern portion of a 3.08 acre parcel, APN 140-05-212-013, located on the east side of Lamb Boulevard, north of Craig Road. The plan is to create 2 separate parcels in the future with the west half of the parcel for future development. The subject parcel is a part of a commercial and industrial subdivision with multiple parcels with existing restaurants, retail, auto repair, and industrial uses. Cross access has also been granted throughout for vehicular and pedestrian ingress and egress.

The 52,998 square foot proposed hotel building is proposed to be set back approximately 230 feet from front (west) property line along Lamb Boulevard, 120 feet, 4 inches from the interior side property line to the north, 82 feet 8 inches from the rear property line to the east, and 85 feet 4.5 inches from the interior side property line to the south. An existing driveway at the northwest corner of the site provides direct access from Lamb Boulevard. Additional cross access is also provided from existing driveways to the west, south, and east through the surrounding properties that connect to Lamb Boulevard and Craig Road.

New parking areas are depicted surrounding the hotel building with a total of 119 vehicle spaces on the site, including 3 EV-installed spaces on the west side of the building and 21 EV-capable parking spaces located along the west and south sides of the building. Five accessible parking spaces are provided with 2 spaces on the west side and 3 spaces on the east side of the building. An accessible route is indicated from the existing public sidewalks on Lamb Boulevard and Craig Road through the adjoining properties to the south and west to the hotel entrance.

Pedestrian walkways include stained concrete walkways within the parking lot. A loading zone is also provided in the parking area on the west side of the building. Additional loading zones are provided on other parcels throughout the commercial and industrial center. Bicycle parking, including 6 spaces and 2 electric bicycle spaces with shade, is provided at the southeast corner of the building. Shaded seating areas are also indicated to the south of the building entrance and adjacent to an outdoor amenity space on the east side of the building. An enclosure for trash and recycling is provided northeast of the building which features 2 double gates.

Landscaping

The plan indicates street landscaping along Lamb Boulevard consists of 1 existing tree which will remain in place. The applicant is requesting to waive the remainder of the required street landscaping which would normally consist of 5 additional large trees with 3 shrubs per tree within a 10 foot wide landscape strip behind the existing attached sidewalk along Lamb Boulevard. A mix of 4 species of large and medium-sized trees and 11 shrub species are indicated within the parking areas on site, including all landscape islands and the planting strips. Additional trees and shrubs are also depicted adjacent to all sides of the hotel building. All proposed trees and shrubs are drought tolerant species with low or very low water needs.

Elevations

The plan indicates that the proposed hotel will be a maximum height of 51 feet from the ground level. The building features a flat roofline with varying heights and walls clad with finishes including fiber cement EIFS with contrasting colors. Accents include architectural features such as parapets, metal awnings, cultured stonework, storefront windows with aluminum frames, and

painted door frames. The front of the hotel facing west towards Lamb Boulevard will feature shaded main entry with the doors facing north.

Floor Plan

The plan indicates 120 hotel rooms which range from 301 square feet to 585 square feet. The plans depict 80 rooms with queen beds, 30 rooms with double queens, and 3 one-bedroom suites. In addition, there are accessible rooms which include 2 rooms with queen beds, 4 rooms with double queen beds, and 1 one-bedroom suite. Each room features a small kitchenette consisting of a sink, microwave, refrigerator, and stove top. The first floor also features a lobby/lounge seating area, reception area, fitness center, marketplace for sundries and grab and go items, offices, hotel laundry, and a guest laundry area.

Applicant's Justification

The applicant proposes a non-gaming hotel designed for business professionals with certain amenities for longer stays including kitchenettes and a laundry. The increase in large industrial users in the area, events at the Las Vegas Motor Speedway, and government employees visiting Nellis AFB have created an increased need to stay nearby. The project as proposed will develop a portion of a long vacant in-fill parcel located inside an existing commercial center. The proposed project will not negatively impact the surrounding area. The plan is to create 2 separate parcels. Therefore, the request is to defer the street landscaping along Lamb Boulevard until such time as that area is developed so that the landscape can be designed based on future use and design of the area. The average height of the roofline varies mostly between 45 feet and 48 feet, with a portion at the maximum height of 50 feet 7 inches for the parapet as part of the roofline articulation. This articulation provides a more attractive aesthetic and is also needed to better screen the rooftop equipment.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-23-400171 (ZC-1667-98)	Waiver of conditions of a zone change requiring consistent architectural theming and B-2 landscaping along Lamb Boulevard	Approved by BCC	January 2024
DR-23-0776	Office/warehouse facility and alternative parking lot landscaping	Approved by BCC	January 2024
UC-1492-07	Shopping center and office/warehouse complex with landscaping waivers and waivers of conditions for consistent architectural theme	Approved by BCC	February 2008
UC-0950-06	Restaurant with outside dining and a drive-thru	Approved by PC	August 2006
TM-0490-05	1 lot commercial subdivision	Approved by PC	October 2005
DR-1192-05	Commercial buildings in conjunction with a previously approved office/warehouse and retail complex - expired	Approved by PC	September 2005
UC-0973-05	Office/warehouse and commercial building complex - expired	Approved by PC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0349-03	1 lot commercial subdivision	Approved by PC	September 2003
TM-0215-01	1 lot industrial and commercial subdivision	Approved by PC	August 2001
UC-1877-98	230/138 kV overhead power transmission line	Approved by PC	January 1999
ZC-1667-98	Reclassified the site from R-E to C-2 zoning and M-D zoning for an office/warehouse, retail building, and convenience store, and gasoline station	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office/warehouse building
South	Business Employment	IP & CG	Restaurant, shopping center buildings, & vehicle maintenance and repair
East	Business Employment	IL & IP	Undeveloped & shopping center buildings
West	City of North Las Vegas and Business Employment	M-2, IP & CG	Distribution center, convenience store with gasoline pumps, & restaurant with a drive-thru

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning
Use Permit**

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

The applicant indicates in their justification letter that the proposed hotel will cater primarily to business travelers who may stay for extended periods of time. The guest rooms will be provided with kitchenettes for meal preparation. The location is near Nellis AFB, the Las Vegas Motor Speedway, and a growing industrial area which may attract extended-stay business travelers to the area. The proposed use and its location appear to be appropriate and should not result in a

substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Therefore, staff can support 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

The hotel is proposed to be 50 feet 7 inches (rounded up to 51 feet) in height as measured from the ground level to the top of the highest parapet. This is an architectural element which does not cover the entire building's length and serves to better screen the rooftop equipment. In reviewing other developments in the vicinity, a hotel located approximately 315 feet south of the subject site on Craig Road was approved via UC-20-0260 to be 56 feet in height. The vicinity around the subject site is a mixture of commercial and industrial development. The subject site is not adjacent to or abutting any residential neighborhoods. The proposed slight increase in the height would appear to have a negligible impact on the surrounding area. Therefore, staff can support this request.

Waiver of Development Standards #2

The street landscaping is requested to be waived due to a proposal to create a parcel fronting along Lamb Boulevard that is separated from the hotel location. The applicant is requesting the street landscaping to be deferred until any future development occurs on this new parcel. The waiver, if approved, will be subject to a fee-in-lieu for the 5 trees that are not provided. Since the property is not yet split and there is no time frame for the development of the portion of the site located along Lamb Boulevard, staff cannot support this request.

Design Review

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

The design review includes a request for the front entry doors not to face the street along Lamb Boulevard. The applicant states that the main entry area is along the west side of the building that faces Lamb Boulevard. However, the design has the entry doors facing north which is intended to provide greater separation between the main entry and the covered outdoor seating area, giving those using the outdoor seating a buffer from foot traffic in and out of the hotel. Due to the substantial distance between the street and the front of the hotel, the location of the entry doors to the north side of the entry area will only be a minor change and should not significantly impact access to the area.

The building has architectural design features including articulations, varying roof heights, covered entries, and various colors which comply with the 4-sided architectural standards. The building design and architectural features are not unsightly or undesirable. Site access and circulation should not negatively impact on other properties in the surrounding area. The design of the parking areas and parking area landscape is in accordance with the code requirements. Pedestrian connectivity is provided between the public sidewalks along Lamb Boulevard and Craig Road with the use of walkways using stained concrete across the drive aisles in the parking area. Therefore, staff can support this request.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge DR-23-0776;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0109-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT:

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100677

ASSESSOR PARCEL #(s): 140-05-212-013 (a portion of)

PROPERTY ADDRESS/ CROSS STREETS: Lamb & Craig, NEC, (4440 N Lamb Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

UC, DR for new 4 story hotel (Everhome Suites) on a portion of a vacant parcel, Waiver of Development standards for landscaping along Lamb.

PROPERTY OWNER INFORMATION

NAME: Lamb Industrial Condos LLC

ADDRESS: 5528 S Fort Apache Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-325-4976

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Choice Hotels International Services Corp

ADDRESS: 915 Meeting Street

CITY: North Bethesda

STATE: MD

ZIP CODE: 20852

TELEPHONE: (301) 254-7048

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: G.C. Garcia, Inc. C/O Melissa Eure

ADDRESS: 1055 Whitney Ranch Dr Ste. 210

CITY: Henderson

STATE: NV

ZIP CODE: 89014

TELEPHONE: 702-435-9909

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

08/05/25



August 6, 2025

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

RE: Letter of Justification
For Design Review and Waiver of Standards at Craig & Lamb (4440 N Lamb Blvd)
APN#: 140-05-212-013

Dear Sami,

On behalf of the applicant, Choice Hotels International Services Corp, please accept this letter and the attached materials for a Special Use Permit, Design Review and Waivers of Development Standards for a proposed Hotel (Everhome Suites). The proposed project is located near the northeast corner of Craig Rd and Lamb Blvd (4440 N Lamb Blvd) on a portion of the vacant 3.08 +/- acres in the center of an existing commercial center. The land use designation for the site is Business Employment (BE) and the zoning district is Industrial Park (IP).

The abutting properties to the north and west also have a land use designation of BE with a zoning district of IP. To the south there is a small portion of Industrial Park (IP) and the rest is Commercial General (CG). The parcel to the east is also BE with a portion zoned IP and the other portion zoned Industrial Light (IL). While there is a large area of vacant land to the east of the proposed project, all of the other properties surrounding the vacant area are developed as existing commercial businesses.

Design Review

The proposed project is for a new four-story hotel (Everhome Suites) with 120 rooms. The project will only occupy approximately 2.1 +/- acres of the easternmost portion of the property. The remaining vacant 0.98 +/- acres to the west abutting Lamb Blvd will not be a part of this project. The property will be divided through the mapping process to create two separate properties. One for the hotel and one will be vacant property just west of the hotel. The vacant property will not be part of the hotel project or under the hotel's ownership.

The hotel will be an Everhome Suites, a midscale extended stay hotel brand by Choice Hotels. This brand is designed with business professionals in mind. It provides the amenities that many guests with longer stays may want (kitchenette, laundry, etc.) while still providing value and comfort for shorter stays in the same location. The increase in large industrial users in the area, events held at the Las Vegas Motor Speedway such as EDC and NASCAR, government employees visiting Nellis AFB and those visiting nearby locals have created an increased need for this type of stay within close proximity.

Gaming and signage are not requested as a part of this application.

The average height of the building is 48 FT with the roofline varying mostly between 45-48 FT in height with portions of the building at a maximum of 50' 7" for the parapet as part of the roofline articulation. Each room will have a small kitchenette consisting of a sink, microwave, refrigerator and stove top. The hotel will provide the typical amenities such as a fitness center, lobby/lounge seating area and a small shop for sundries as well as grab and go food options. There will also be a laundry room available for guests staying in the hotel to use. In addition, there will be a shaded outdoor amenity area with BBQ islands, turf area and seating for guests to use.



A Planning & Development Services Corporation

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

The exterior of the building has a modern contemporary design with a flat roofline of varying heights and a neutral color pallet in varying shades of grey with blue accents broken up by faux stone and wood facades which is the brand standard for these hotels. This combined with the banding along the top of the base, fenestrations and parapet meet the horizontal and vertical articulation requirements of section 30.04.05.G.

Once the property is parceled, the hotel will not have frontage directly onto the street. Instead, the parceled off piece will sit between the hotel site and the right-of-way. The main entry area to the hotel will still face Lamb Blvd but the actual entry doors are on the north side of the entry. This allows a greater separation between the main entry and the covered outdoor seating area abutting the main entry, giving those using the outdoor seating a buffer from the foot traffic in and out of the hotel.

The main entrance does extend out from the main building and is further defined by a large canopy, large windows and variation in the facade that meets code section 30.04.05. The other public accesses will also have canopies over them as required.

Full cross access for ingress and egress is provided across all the surrounding parcels that are part Sierra Business Center as provided by the recorded Final Map. There are no changes proposed to the existing driveways onto the surrounding public right of ways. The project will also not change any of the existing driveways on site, but the development of this project will allow for better on-site circulation versus the current vacant property.

The site will provide 119 new parking spaces where 84 are required. There are 10 existing parking spaces along the back of the retail building that will be moved back to accommodate new landscaping. The existing center has 271 existing spaces. The addition of the hotel parking spaces will bring the center to a total of 390 parking spaces where only 362 are required, which is 8% over the required parking amount. Per code section 30.04.04.D2 allows for up to 15% over the minimum required parking. The required number of EV and EV capable spaces are being provided.

Only one loading space is added with this application as there are existing loading spaces throughout the commercial center which meet the 7 required by code.

The site meets the sustainability code section 30.04.05.J. by providing 49 trees where 40 are required, a 28% increase; landscape that is 95% or more requiring low or very low water and oriented to the south and west of the building; shaded electric bicycle charging and walkways; cool roofing; daylighting strategies; and shaded building entrances. The building will also utilize photocells to control the exterior lighting and vacancy sensors in the rooms to reduce the power usage needed by the site. The site meets the 7 required sustainability points.

Special Use Permit

Per Title 30 code section 30.03.06.E (2) a Hotel or Motel use requires a Special Use Permit in the IP zoning district.

Special Use Permit Approval Criteria 30.06.05.D

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

The proposed project will be in harmony with the purpose, goals, objectives and standards of the Master Plan and this Title.

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

The proposed use will not result in substantial or undue adverse effects on the adjacent property, neighborhood or traffic conditions. The project as proposed will develop a large portion of a long vacant infill parcel located inside of an existing commercial center. The proposed project will not have substantial or undue adverse effects on adjacent properties, traffic, parking, public rights-of-way or other matters affecting the public health, safety and welfare. It will in fact improve the parking and on-site circulation.

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

The proposed project will develop a vacant infill parcel inside of an existing commercial center. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden.

Waiver of Development Standards

As a part of this application the Waiver of Development Standards below is requested.

4. **A request to waive street landscaping along Lamb Blvd where a 6 FT wide landscape strip with one large tree and 3 shrubs ever 30 linear ft is required per code section 30.04.01D.7**

The project site is a 3.08 +/- vacant infill parcel inside of an existing commercial center. The lot will be split to create two separate parcels; one for the hotel consisting of approximately 2.08 +/- acres which will be internal to the center, and one that will remain vacant to be developed in the future consisting of 0.98 +/- acres that will abut Lamb Blvd. As the portion of the street landscaping along Lamb Blvd will be part of the portion that is for future development, it is requested that the required street landscaping be deferred until such time as that parcel is developed so that it can be designed based on the future use and design of that site. There is an existing curb, gutter and attached sidewalk so the off-site improvements do exist in this location which mitigates drainage issues and allows for full pedestrian access around the site. For this reason, we believe the request is reasonable and respectfully request your approval.

Waiver of Development Standards Approval Criteria 30.06.07.F

A Waiver of Development Standards shall establish that the proposed request is appropriate for its proposed location by showing the following:

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

The use of the area surrounding the property will not be affected in a substantially adverse manner. This portion of the site has been vacant for over 10 years, and the curb, gutter and sidewalk are in place.

- (ii) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare;

The proposed project will not affect the health and safety of persons living, working or living in the immediate vicinity or be detrimental to the public welfare. The request is to defer the landscape until the vacant portion that will be parceled off is developed. The sidewalk, curb and gutter are existing therefore pedestrian connectivity and off-site drainage are already addressed.

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

The proposed waiver is to defer the landscape until the time that the portion that is

being parceled off, which will have the street frontage, is developed rather than completely waived. As such it is in harmony with the general purpose, goals, objectives and standards of the Master Plan and this Title.

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

The proposed project will develop a vacant infill lot inside of an existing commercial center with existing infrastructure. It will not create an undue burden on any public improvements, facilities or services.

Design Review Approval Criteria 30.06.05.B

The following criteria is used to determine approval of a Design Review.

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

The proposed project is compatible with development in the area. The site is an infill property inside an existing commercial center.

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

The proposed projects elevations and aesthetic features are not unsightly or undesirable in appearance. The facades and color palette are designed to match the branding of the Everhome Suites brand by Choice Hotels and are compatible with the other buildings in the center that use neutral color palettes and faux stone accents as well.

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

The site is existing and site access and circulation currently do not negatively impact traffic and adjacent roadways. The development of this infill parcel inside of an existing commercial center will in fact improve the on-site circulation and provide additional parking in the center.

Summary

The proposed hotel will develop a long vacant infill parcel inside of an existing commercial center. It will provide greater on-site circulation and additional parking within the center. The building itself is visually pleasing with plenty of articulation and will provide a needed service for those needing a longer stay option in the area. The use is consistent with the surrounding uses and will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Melissa Eure
Director of Planning

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 August 28, 2025. (For possible action)
- IV. Approval of the Agenda for September 11, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
09/16/25 PC

1. TM-25-500145-WILLIAM LYON HOMES, INC.:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor. MK/hw/cv (For possible action) **09/06/25 PC**

2. WS-25-0561-REALCO, LLC SERIES 3:

WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure (storage) height in conjunction with an existing single-family residence.

DESIGN REVIEW for existing accessory structures (storage containers) on 0.7 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-70) Overlay. Generally located east of Walnut Road and south of Alto Avenue within Sunrise Manor. WM/rp/cv (For possible action) **09/06/25 PC**

10/08/25 BCC

3. UC-25-0582-LAMB INDUSTRIAL CONDOS, LLC:

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) eliminate street landscaping.

DESIGN REVIEW for a proposed hotel on a 3.08 acre portion of a 15.55 total acre site in conjunction with an existing shopping center in an IP (Industrial Park) Zone, an IL (Industrial Light) Zone, and a CG (Commercial General) Zone. Generally located east of Lamb Boulevard and north of Craig Road within Sunrise Manor. MK/rr/kh (For possible action) **10/08/25 BCC**

- VII. General Business: Review FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)
- 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: October 16, 2025.
- 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

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