



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

June 11, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Anita Toso, Chairperson
Greg Konkin- Vice Chairperson
Amy Beaulieu
Geraldine Ramirez
Christopher Fobes

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@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 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JIM GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for May 28, 2026. (For possible action)
- IV. Approval of the Agenda for June 11, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

06/16/26 PC

- 1. **ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)

06/17/26 BCC

- 2. **UC-26-0254-BAKS, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce screening and buffering; **3)** modify residential adjacency standards; **4)** eliminate full off-site improvements; **5)** allow attached sidewalk; and **6)** alternative driveway geometrics.
DESIGN REVIEW for an outdoor storage and display, equipment rental, sales, and service facility on a portion of 1.73 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located northeast of Boulder Highway and southeast of Hamilton Avenue within Whitney. JG/hw/cv (For possible action)

07/07/26 PC

- 3. **ET-26-400050 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** screening mechanical equipment; **2)** alternative landscaping; and **3)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** vehicle sales facility; and **2)** alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Boulder Highway and English Avenue within Whitney. JG/al/kh (For possible action)

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

IX. Next Meeting Date: July 2, 2026, unless otherwise posted.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

<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 – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

06/16/26 PC

1. **ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)
Motion to Hold
MOVED BY: Fobes
HELD
VOTE: 5-0 Unanimous
2. **PA-26-700023-NEVADA PALACE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 29.46 acres. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/gc (For possible action)
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 4-1 Ramirez against
3. **ZC-26-0265-NEVADA PALACE, LLC:**
ZONE CHANGE to reclassify 29.46 acres from a CR (Commercial Resort) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney (description on file). JG/gc (For possible action)
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 3-2 Fobes/Ramirez against
4. **VS-26-0270-NEVADA PALACE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Boulder Highway and Jimmy Durante Boulevard within Sunrise Manor and Whitney (description on file). JG/jam/cv (For possible action)
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 5-0 Unanimous

5. **PUD-26-0266-NEVADA PALACE, LLC:**

PLANNED UNIT DEVELOPMENT for a 279 lot single-family detached residential development with modified development standards on 29.46 acres in an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/jam/cv (For possible action)

Motion to Deny

MOVED BY: Konkin

DENIED

VOTE: 5-0 Unanimous

6. **TM-26-500068-NEVADA PALACE, LLC:**

TENTATIVE MAP consisting of 279 single-family residential lots and common lots on 29.46 acres in an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/jam/cv (For possible action)

Motion to Deny

MOVED BY: Konkin

DENIED

VOTE: 5-0 Unanimous

VII. General Business

None

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be June 11, 2026 unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 7:28 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.

DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone.

Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-27-403-009; 161-27-403-011

WAIVER OF DEVELOPMENT STANDARDS:

Increase driveway width to 47 feet where 40 feet is the maximum per Uniform Standard Drawing 222 (an 18% increase).

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Vehicle maintenance
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 27,304
- Parking Required/Provided: 40/86

Site Plans

The approved plans depict a proposed vehicle maintenance use. The proposed project is located south of Emerald Avenue west of the Duck Creek channel. Access to the site is from Emerald Avenue. The approved plan shows 3 separate buildings on the parcel with parking along the west parcel line and throughout the parcels adjacent to each building. The buildings have incorporated pedestrian sidewalks around each building exterior, except in front of the roll-up doors.

Landscaping

The approved plans depict landscaping along Emerald Avenue and along the Duck Creek channel. Parking lot landscaping is shown with finger islands as per Code. The adjacent properties to the west and south were zoned IL and IH; therefore, landscaping was not required adjacent to those properties. The landscaping materials include 24 inch box trees and various groundcover materials.

Elevations

The approved plans depict 3 proposed buildings each 1 story, with a maximum height of up to 24 feet. The buildings show enhanced architectural elements and each building will utilize earth tone color schemes.

Floor Plans

The approved plans depict an open floor plan with service areas, offices, and restrooms.

Signage

Signage was not a part of the original request.

Listed below are the approved conditions for ET-24-400052 (WS-21-0082):

Comprehensive Planning

- Until April 20, 2026, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the 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

- Compliance with previous conditions.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0082:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future on-site use may require additional parking prior to issuance of a corresponding permit license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements.

Applicant's Justification

The applicant states they were approved for a previous extension of time in 2024 due to their team leader had suffered a personal loss that caused the delay of the project while he recovered. The applicant has now requested a second extension of time as they are working towards commencement with current approval and submittals for drainage study (PW21-14240), parcel map determination (MSM-25-600057), civil plans (PW25-16419), Building permits (BD26-01241 & BD26-01255) and a Nevada Energy application.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400052 (WS-21-0082)	First extension of time for WS-21-0082	Approved by PC	July 2024
WS-21-0082	Waiver of development standards and design review for a vehicle maintenance facility	Approved by PC	April 2021
UC-0470-13	Use permit for a communication tower	Approved by PC	October 2013
UC-0960-08	Use permit, waiver of development standards, and design review for utility structures	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse
South	Corridor Mixed-Use	IH & IL	Undeveloped
East	Public Use	IL	Flood channel
West	Business Employment	IL	Vehicle services/undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff cannot support the requested second extension of time as staff has reviewed the permitting history and noticed that the building permits submitted in January 2026 have not been reviewed due to incomplete submittals, with other permits not being actively worked on by the applicant. In

addition, there have been significant changes to the Code since the original approval in 2021, and since no construction action has been taken yet, the project is expected to be reviewed against the new Code. As such, staff cannot support the requested second extension of time.

Public Works - Development Review

Although the drainage study and traffic study have been completed, the off-site improvement permit remains pending, and the parcel map has not been approved. In addition, substantial development activity has occurred north of the site, resulting in increased traffic impacts within the area. Given the outstanding approvals and changed conditions affecting the surrounding roadway network, staff cannot to support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until April 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MOUNTAIN VISTA DEVELOPMENT

CONTACT: MOUNTAIN VISTA DEVELOPMENT, 2675 E. PATRICK LANE, SUITE 15,
LAS VEGAS, NV 89120

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100155

ASSESSOR PARCEL #(s): 161-27-403-009, 161-27-403-011

PROPERTY ADDRESS/ CROSS STREETS: 6097 Emergald Ave., Las Vegas, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for WS21-0082, previously extended by 24-400052

PROPERTY OWNER INFORMATION

NAME: SJ Nixon 2004 Ireevocable Trust

ADDRESS: 2044 S. Vineyard Ave.

CITY: Ontario

STATE: CA

ZIP CODE: 91761

TELEPHONE: 909-930-1822

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Mountain Vista Development, Inc.

ADDRESS: 2675 E. Patrick Lane, Suite 15

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702-458-9700

CELL 702-824-0970

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Mountain Vista Development, Inc.

ADDRESS: 2675 E. Patrick Lane, Suite 15

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 702-458-9700

CELL 702-824-0970

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)*

James Nixon

Property Owner (Print)

1/29/26
Date



MOUNTAIN VISTA DEVELOPMENT

GENERAL CONTRACTORS

LICENSE #0051703 LIMIT \$7,250,000

January 29, 2026

Department of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Extension of Time, Application 26-100155
Nixon-Egli Equipment Campus

To Whom it May Concern,

We are requesting an extension of time for WS21-0082, which was previously extended and approved by DOC 24-400052.

The subject project is continuing to move forward, and both the Ownership and Design Team are dedicated to ensuring forward progress. Current approvals and submittals include:

- Drainage Study Approval PW21-14240
- Multiple Civil Plan Submittals PW25-16419
- Multiple CCBD Submittals BD26-01241, BD26-01255
- Parcel Map Determination MSM-25-600057
- NVEnergy Application Submitted

In the interest of moving forward with this project in a timely manner, we request an extension of time be granted in order to continue to work towards the required approvals with efficiency and intention.

Please contact me for any matters related to this request. I can be reached via email at josh.hainsworth@mountainvistadevelopment.com or by mobile 702-824-0970.

Respectfully,

Josh Hainsworth
Vice President
Mountain Vista Development, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0254-BAKS, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce screening and buffering; **3)** modify residential adjacency standards; **4)** eliminate full off-site improvements; **5)** allow attached sidewalk; and **6)** alternative driveway geometrics.

DESIGN REVIEW for an outdoor storage and display, equipment rental, sales, and service facility on a portion of 1.73 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located northeast of Boulder Highway and southeast of Hamilton Avenue within Whitney. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-27-304-001 through 161-27-304-003; 161-27-304-005; 161-27-312-015 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Hamilton Avenue where 1 large tree every 30 feet on center is required per Section 30.04.01D.
 - b. Eliminate street landscaping along Dodd Street where 1 large tree every 30 feet on center is required per Section 30.04.01D.
2.
 - a. Eliminate the buffering and screening landscape strip along the northern portion of the southeast property line where a 15 foot wide landscape strip consisting of a double row of offset evergreen trees is required per Section 30.04.02C
 - b. Reduce the width of the buffering and screening landscape strip along the southern portion of the southeast property line to 6.5 feet where 15 feet is required per Section 30.04.02C (a 57% reduction).
 - c. Allow the landscape buffer along the southern portion of the southeast property line to consist of a single row of evergreen trees where a double row of offset evergreen trees is required per Section 30.04.02C.
 - d. Allow an 8 foot tall non-decorative wall along the southeast property line in conjunction with buffering and screening where an 8 foot tall decorative wall is required per Section 30.04.02C.
3.
 - a. Allow outside storage as an accessory use adjacent to existing residential uses where not permitted per Section 30.04.06E.
 - b. Allow parking stalls within 30 feet of existing residential uses where not permitted per Section 30.04.06L.

4. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Dodd Street where full off-site improvements are required per Section 30.04.08C.
5. Allow an attached sidewalk along Hamilton Avenue where detached sidewalks are required per Section 30.04.08C.
6.
 - a. Allow existing pan driveways along Hamilton Avenue to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1.
 - b. Reduce the approach distance from the northeastern driveway along Hamilton Avenue to the intersection of Hamilton Avenue and Dodd Street to 47.5 feet where 150 is required per Uniform Standard Drawing 222.1 (a 68% reduction).
 - c. Reduce the throat depth for the driveways along Hamilton Avenue to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).
 - d. Reduce the width of the northeastern driveway along Hamilton Avenue to 28 feet where 32 feet is required by Uniform Standard Drawing 222.1 (a 13% reduction).
 - e. Reduce the width of the southeastern driveway along Hamilton Avenue to 24 feet where 32 feet is required by Uniform Standard Drawing 222.1 (a 25% reduction).

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6101 Boulder Highway & 6115 Dodd Street
- Site Acreage: 1.73
- Project Type: Equipment rental & outdoor storage facility
- Number of Stories: 1
- Building Height (feet): 19 (maximum)
- Square Feet: 13,700
- Parking Required/Provided: 24/24
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict an existing equipment rental, sales, and service facility located between Boulder Highway and Dodd Street and southeast of Hamilton Avenue. The plans show there are 5 existing buildings throughout the site. An existing, 3,800 square foot office and storage building is in the northern portion of the site, set back 23 feet from Hamilton Avenue, 26 feet from Dodd Street, 74 feet from the southwest property line, and 200 feet from the western property line. Currently, there is a covered storage building that is attached to this office building. The covered storage will be relocated to the west property line of APN 161-27-304-003.

Directly to the north of the covered storage building and to the east of the existing office building is a paved outdoor storage area. A use permit is required for this outdoor storage area as the site does not comply with the conditions of outdoor storage in the CG zone. Title 30 requires outdoor storage in the CG zone be limited to outdoor display, accessory to indoor primary use, and be in

conjunction with an outdoor motor vehicle racetrack. The site, however, is not limited to outdoor display and is not in conjunction with an outdoor motor vehicle racetrack.

On parcel 161-27-312-015 there are 3 existing identical office and storage buildings. Existing Building "A" is the southernmost building and is located 10 feet from the southern west property line, 47 feet from Boulder Highway, and 73 feet from the eastern property line. Existing Building "B" is located in line with Building "A" and is 25 feet north of Building "A". Existing Building "C" is also located in line with the other 2 existing buildings and is also 25 feet north of Building "B". Each of the identical existing buildings is 1,800 square feet.

To the east of the 3 existing buildings is a proposed accessory storage building. This building will be 4,500 square feet and is 36 feet east from the existing buildings, 6.5 feet from the east property line, and 100 feet from Boulder Highway. This proposed accessory storage building has also been placed to avoid a portion of the site that is still zoned RS3.3 and will need to be rezoned at some point in the future.

A total of 24 parking spaces are required with 24 parking spaces provided throughout the site. There are 7 parking spaces located to the south of the existing buildings and accessory storage building along Boulder Highway. 14 parking spaces are located in the northeast corner of the outdoor storage area and there are 3 parking spaces located along Hamilton Avenue southwest of the existing office and storage building.

Access to the site is provided by 4 existing driveways with 3 existing pan driveways along Hamilton Avenue and an existing commercial driveway along Boulder Highway. The driveway closest to the intersection of Hamilton Avenue and Dodd Street will be closed with all other driveways remaining. The interior of the site is enclosed by an 8 foot tall CMU block wall with 1 gate along Hamilton Avenue and 1 gate along Boulder Highway. The gate along Boulder Highway is set back 47 feet and is open during business hours and the gate along Hamilton Avenue is set back 34 feet and is also open during business hours.

Landscaping

Street landscaping is only provided along Boulder Highway, where a 15 foot wide landscape strip is provided behind the right-of-way line. Within this landscape area, 3 medium trees are provided where 3 medium trees are required. Along Hamilton Avenue, the existing 6 foot wide landscaping behind an existing attached sidewalk will remain as is with existing palm trees. No landscaping or landscaping strip is provided along Dodd Street. Parking lot landscaping is primarily provided within the parking areas along Boulder Highway. No landscaping finger islands are provided but landscape strips are provided behind the spaces. A total of 4 parking lot trees are required with 5 trees provided.

Buffering and screening is only provided along the southern portion of the eastern property line of APN 161-27-304-005, where buffering and screening would be required along the entire length of the eastern property line adjacent to the single-family residential subdivision to the east. The landscape strip in this area consists of a 6.5 foot wide landscape strip with medium evergreen trees provided in a single row every 20 feet on center. Furthermore, the buffering and

screening is not provided adjacent to the outdoor storage area on the southern portion of APN 161-27-304-003.

Elevations

The office and storage building is shown to be 15.5 feet tall with roll-up doors on the south and west elevations. The main entrance is a commercial window/door system located on the north elevation. The roof is a pitched metal seam roof. The covered storage canopy is a 16.5 foot tall metal building with the short ends unenclosed and the long sides enclosed with metal paneling. The 3 existing buildings are shown to have flat, slanted metal seam roofs with a maximum height of 16.4 feet tall. The southern building is proposed to have accent stone veneer added to the south façade where the main entrance is located. The building has roll-up doors along the south. The other 2 existing buildings have 2 roll-up doors and an access door on the south elevation. The proposed accessory building will be 18.4 feet tall with a pitched metal seam roof. The north elevation will contain 3 roll-up doors with an access door on the east elevation. The elevation facing the residential area to the north will have painted stucco panels to break up the façade. Generally, all of the proposed and existing buildings are constructed of metal panels painted with desert tones with the walls and roof using different colors.

Floor Plans

The existing office and storage building contains 3,800 square feet with 1,575 square feet dedicated to office space and 2,225 square feet dedicated to storage space. The covered storage building is 2,000 square feet of open storage space. Existing Building "A" contains 1,800 square feet with a 900 square foot office area and a 900 square foot storage space. The other 1,800 square foot buildings contain large storage spaces. The proposed accessory building will contain 4,500 square feet of storage space.

Applicant's Justification

The purpose of the outdoor storage request is to allow metal structure framework related to tent and equipment rentals to be outside and will allow for the safe handling of these materials. The materials will be regularly moved in, out, and around the site. The outdoor storage area will be screened by an 8 foot wall along the east property line adjacent to the residential uses. The narrow condition of the site makes the placement of uses difficult so the parking and outside storage could only be placed in areas adjacent to the residential area to the southeast. Due to many of the uses and structures on the site having existed for several decades, the addition of Code compliant landscaping was not possible without significant demolition and redesigning of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0141-14 (UC-0061-14)	Waiver of conditions to waive the requiring of landscaping along Dodd Street - expired	Approved by PC	January 2015
UC-0061-14	Use permit to a watercraft and vehicle repair facility - expired	Approved by PC	March 2014
ZC-1082-00	Zone change to C-3 to C-2 for the adoption of Title 30	Approved by BCC	September 2000

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0048-00	Zone change for a portion of the site from R-2 to C-3 for an existing boat storage yard	Approved by BCC	March 2000
VC-0873-99	Variance to allow the outside storage of boats - expired	Approved by PC	July 1999
ZC-346-88	Zone change for a portion of the site from R-2 to C-3 for a vehicle repair facility	Approved by BCC	December 1988
AC-173-79	Architectural Supervisions to contract a 2,000 square foot warehouse building	Approved by PC	November 1979

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac)	RS2 & RS3.3	Single-family residential subdivision
South	Corridor Mixed-Use	RS3.3	Truck/vehicle sales & rental facility
East	Business Employment & Corridor Mixed-Use	RS3.3	Single-family residential subdivision
West	Corridor Mixed-Use	CG	Office/warehouse, outdoor storage, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 purpose of reviewing a special use permit for outdoor storage is to assure the use is compatible with the surrounding area and to assure that the noise and other negative impacts from this use does not impact surrounding properties. In this case, staff finds the subject site is in a transitional area along the Boulder Highway corridor. The subject site lies between the more intense uses along Boulder Highway to the southwest and the residential areas to the northeast. Additionally, the neighboring area has several multi-family residential and dense single-family residential uses surrounding the subject site.

As a result, staff finds the subject site may not be appropriate for more intense commercial uses and for uses like outdoor storage given the area surrounding the site is more residential in nature. The site has also not been designed with a sufficient landscape buffer and some of the storage buildings are only 6.5 feet from residential uses to the southeast. Additionally, many of the residential buildings to the southeast are only a few feet from the subject site. While Staff can understand many of the buildings have existed on the site for some time, the surrounding area has change significantly since those buildings were permitted and the site should be retrofitted to adapt to these changes. Staff also finds the proposed use of the property for outdoor storage would not support Clark County Master Plan Policies 6.2.1 and 6.2.3, which promote context-sensitive design and support appropriate transitions between uses. For these reasons, staff is unable to 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

Staff finds the purpose of street landscaping is to soften and buffer on site uses from the street and to provide relief from the heat island effect. In this case, the applicant is not providing any landscaping along Dodd Street and is not providing compliant landscaping along Hamilton Avenue either. The subject site is within a heat vulnerable area and is near residential uses. Staff finds that since the site is being redeveloped, the site could be retrofitted with street landscaping that is compliant with the current version of Title 30. Additionally, not providing the required landscaping would present negative impacts on the surrounding area by increasing the heat vulnerability of the area and would leave the outdoor uses more visible to those within the right-of-way. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2

The purpose of screening and buffering landscaping is to assure there is a sufficient buffer between uses of a varying intensity. In this case, the adjacent property to the southeast is a denser single-family detached residential development within a residential zone. Staff finds there are existing residential homes and open space areas either a few feet away or directly adjacent to the proposed storage buildings and outdoor storage areas. Staff finds there should at least be some landscaping to buffer the 2 uses. Additionally, the location of the building along the east property line creates a massing of the building right on the property line that could be buffered with additional landscaping. Ultimately, the proposed uses on the subject site are much more intense than the adjacent residential uses and to not buffer these uses with more than a wall would likely impart negative impacts on the existing residential uses. For these reasons, staff is unable to support this request.

Waiver of Development Standards #3

The purpose of reviewing the location of various uses, like parking spaces and outdoor storage, is to ensure these uses are located to reduce their negative effects and if proper mitigating factors are utilized. In this case, staff finds the site is being redeveloped and there are several buildings being added to the site or otherwise moved on the site. Given this, staff finds the site could be designed to either reduce or remove several of the waivers for residential adjacency. Additionally, staff finds the site could also be designed to accommodate additional mitigating factors beyond an 8 foot wall such as additional landscaping. While some of the proposed buildings and uses have been active on the site for several years, staff still finds the site should be updated accordingly as the surrounding area has gone through significant change since the structures and uses were approved on the site. For these reasons, staff is unable to support these requests.

Design Review

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

Overall, the proposed updates to the structures on the site are not compatible with the design guidelines detailed in Title 30. Metal siding is generally discouraged, and additional architectural features are needed on all of the buildings on the site. Additionally, parking and outdoor storage areas are placed within areas where they could impart negative impacts on the adjacent residential uses. Little mitigation has been provided to reduce these possible impacts. Street landscaping is generally missing from the street frontages in a heat vulnerable area. Staff finds, while many of the structures and uses are currently existing, there are site modifications occurring that show the site could accommodate the needed landscaping and mitigation required by Title 30. Due to the significant number of waivers of development standards and staff's inability to support those requests, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request not to install full off-site improvements as there are existing full improvements along Hamilton Avenue and Dodd Street. This parcel has the last remaining portions to complete the off-sites for those streets. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #5

Staff cannot support the request to allow the existing attached asphalt sidewalks to remain in place of detached sidewalks along Hamilton Avenue. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. Therefore, staff cannot support this request.

Waiver of Development Standards #6a

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

Waiver of Development Standards #6b & #6c

Staff cannot support the reduction the approach distance or throat depth along Hamilton Avenue. Staff has concerns with traffic coming off of Boulder Highway, as well as residential traffic to the north and east in conflict with movements from both of the pan driveways on Hamilton Avenue.

Waiver of Development Standards #6d & #6e

The reduced throat depth, in combination with the narrower driveways, will result in vehicles stacking within the public right-of-way as drivers slow or stop to negotiate the constrained turning movements. The combination of pan driveways, limited maneuvering space, and reduced driveway dimensions further complicates ingress and egress operations, increasing the potential for conflicts between vehicles entering and exiting the site and traffic within the right-of-way. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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;

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BAKS, LLC

CONTACT: BAKS, LLC, 6115 S. DODD STREET, LAS VEGAS, NV 89122



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101443

ASSESSOR PARCEL #(s): 161-27-304-001, 161-27-304-002, 161-27-304-003, 161-27-304-005 and 161-27-312-015

PROPERTY ADDRESS/ CROSS STREETS: 6115 Dodd Street, Las Vegas, NV 89122 and 6121 Boulder Highway, Las Vegas, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor storage and display, facade updates and accessory buildings in connection with tent and event rentals business

PROPERTY OWNER INFORMATION

NAME: BAKS, LLC

ADDRESS: 6115 Dodd Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89122

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: BAKS, LLC

ADDRESS: 6115 Dodd Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89122

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brooke Holmes - Brownstein Hyatt Farber Schreck, LLC

ADDRESS: 100 North City Parkway, Suite 1600

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-464-7068

CELL N/A

ACCELA REFERENCE CONTACT ID # 182611

*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.


Property Owner (Signature)*

Branan Allison, Manager
Property Owner (Print)

11/19/2025
Date

April 22, 2026

Brooke A. Holmes
Attorney at Law
702.464.7068 direct
bholmes@bhfs.com

VIA ELECTRONIC DELIVERY

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

RE: Justification Letter –Design Review & Waivers of Development Standards for Outdoor Storage and Display, Façade Updates and Modifications to an Existing Site
APNs: 161-27-304-001, 161-27-304-002, 161-27-304-003, 161-27-304-005 and 161-27-312-015

To Whom It May Concern:

We represent BAKS, LLC, a Nevada limited liability company (the “Applicant”), owner of that certain real property located at 6115 Dodd Street, Las Vegas, Nevada 89122 and 6121 Boulder Highway, Las Vegas, Nevada 89122, bearing Clark County Assessor’s Parcel Numbers (“APNs”) 161-27-304-001, 161-27-304-002, 161-27-304-003, 161-27-304-005 and 161-27-312-015 (collectively, the “Property”), in connection with the land use applications provided herewith. The majority of the Property is zoned Commercial General (CG), with a portion zoned RS 3.3, with a land use designation of Corridor Mixed-Use (CM) on approximately 1.73 acres, located near Boulder Highway and Hamilton Avenue. The Applicant has concurrently submitted herewith an application for a Special Use Permit for outdoor storage on APN 161-27-304-003. The Applicant is seeking approval of minor site modifications and is requesting the following in conjunction with the existing operations of a tent and event rentals business (Equipment Rental or Sales and Services, the “Business”) at the Property:

Design Review: for (a) existing buildings, (b) modifications to the exterior façade of existing buildings, and modifications to the overall site, (c) new accessory structures, (d) outdoor storage and display, and (e) alternative landscaping (parking lot landscaping).

Waiver of Development Standards for the following: (a) allow outdoor storage on APN 161-27-304-003, (b) modify residential adjacency standards, (c) reduce buffering and screening, (d) waive street landscaping, (e) waive full off-site improvements along Dodd Street (curb, gutter, detached sidewalks, streetlights, and partial paving), and (f) allow modified driveway design standards.

I. History and Site Plan

The entire site has been continuously utilized and developed for commercial purposes since 1982, establishing a long-standing pattern of commercial activity on the Property. The eastern portion of the Property (APNs 161-27-304-001, 002, and 003), located at 6115 Dodd Street, Las Vegas, Nevada 89122 (the “Eastern Site”), and the southern portion of the Property (APNs 161-27-312-015 and 161-27-304-005), located at 6121 Boulder Highway, Las Vegas, Nevada 89122 (the “Southern Site”), each maintain long-standing commercial entitlements and uses. The Eastern Site was originally zoned H-2 and subsequently rezoned to C-3 pursuant to Application No. ZC-00-0048 to permit the existing boat storage yard together with associated boat sales and repair operations. Both the Eastern Site and the Southern Site were later reclassified from C-3 to C-2 pursuant to Application No. ZC-00-1082, a County-initiated action implementing Title 30, with all existing and previously approved commercial uses preserved. The Southern Site has historically operated as a motor vehicle and RV repair facility with associated on-site

vehicle storage, and the Eastern Site was used historically as a watercraft repair shop with boat and watercraft storage. The Eastern Site also received additional approvals, including a 2014 Special Use Permit and Waiver of Development Standards for a watercraft repair shop and reduced separation from residential uses (Application No. UC-14-0061), followed by a Waiver of Condition for required landscaping along Dodd Street (Application No. WC-14-400141).

II. Site Design

A. Access

1. Primary Access

Primary access to the Eastern Site is provided off Hamilton Avenue, while the Southern Site is accessed directly off Boulder Highway, as shown on the enclosed plans. Existing parking areas are located along both frontages based on the original developments at the site, and the Applicant will be provided additional new parking areas, as shown on the enclosed plans. Pedestrian connectivity is being provided along Boulder Highway to Building A, as shown on the enclosed plans.

2. Access Gates

The access gates along Hamilton Avenue and Boulder Highway are existing improvements that meet the setback requirements under Section 30.04.04(E)(3) of the Clark County Development Code, Title 30 (the "Code"). During normal business hours, the gates remain open and are set back approximately 48 feet from the Boulder Highway property line and approximately 40 feet from the Hamilton Avenue property line, both of which exceed the minimum required setback of 18 feet pursuant to Section 30.04.04(E)(3) of the Code. The access gate along Dodd Street will be closed off with a metal framework to prevent any access through this gate off Dodd Street.

B. Setbacks

All existing buildings on the Property are located outside the required 10-foot front setback, as shown on the enclosed plans. There are no interior or side yard setback requirements applicable to the existing structures, and no modifications to existing building setbacks are proposed. The existing CMU block wall along Dodd Street is located within the side-street setback as permitted per Section 30.04.03(B)(1)(ii)(2) of the Code, with height of eight (8) feet. The Applicant acknowledges that any proposed outdoor storage and display on the southern portion of the Eastern Site (APN 161-27-304-003) must comply with the applicable setback requirements, including a 10-foot front setback and a 10-foot side-street setback.

C. Parking

The Property consists of paved areas and pre-fabricated structures that historically supported boat and watercraft repair and storage operations on the Eastern Site, as well as motor vehicle and RV repair operations on the Southern Site. The Applicant will be providing additional parking on site in order to meet the current Code requirements, as shown on the enclosed plans. All parking is primarily accommodated within the existing parking lot adjacent to Boulder Highway, with additional parking located on the Eastern Site near Hamilton Avenue, and additional parking areas as otherwise shown on the enclosed plans. The parking locations will maintain orderly circulation, adequately support the operational needs of the Business, and limit activity near residential areas. All required parking is being provided as noted below, and the parking stalls meet Code requirements on depth and width, including accessible spaces. Further, the Property is located within 1,000 feet of a fixed transit stop otherwise permitting a 10% reduction in the required parking per Table 30.04-2.

Required Parking

<u>APN</u>	<u>Requirement</u>	<u>Calculation</u>
161-27-304-001, 161-27-304-002, 161-27-312-015 & 161-27-304-005	Equipment Rental or Sales and Service: 1 per 500 SF of indoor area	3800/500 = 7.6 spaces 9900/500 = 19.8 spaces
161-27-304-003	Outdoor Storage and Display: 1 per 500 SF of office, trailer, or other indoor area	N/A
Total Required Parking		27.4 (27 spaces) less 10% reduction = 24 spaces
Total Provided Parking		24 spaces
Total Required Handicap Spaces		1 space
Total Provided Handicap Spaces		3 spaces

III. Design Review

The Applicant is requesting a design review of (A) the existing buildings, (B) modification to the exterior façades (as shown on the enclosed plans) and overall site, (C) the proposed new accessory structures, (D) the outdoor storage at the Property, and (E) an alternative landscape plan for parking lot landscaping, in connection with the Business. As part of the primary Business operations at the Property, membrane structures, structural support components, and related equipment have to be stored on-site, which are then transported off-site to other locations for assembly and use in connection with various temporary events. The Business has operated at the Eastern Site since 2019, and the Applicant recently acquired the Southern Site to support existing Business operations.

A. Existing Approved Buildings & Site

There is an existing metal building on the Eastern Site, approximately 3,800 square feet, with a painted neutral tone colored metal siding and roll up door, as shown on the enclosed plans (the “Dodd Building”), originally approved in 1988 under Application No. ZC-88-0346 (as also shown and approved pursuant to Application No. UC-14-0061). There are three (3) existing pre-fabricated metal modular buildings located on the Southern Site, each approximately 1,800 square feet and 15'-2" in height, with a plain metal exterior siding with roll-up doors, as shown on the enclosed plans (as Buildings A, B and C), which have been approved since 1982 (or before), per Application No. ZC-82-0056.

B. Exterior Façade Updates

The Dodd Building measures approximately 15'-6" in height where 50' is otherwise permitted per Section 30.02.14 CG of the Code. There are no proposed modifications to the Dodd Building. Buildings A, B and C located on the Southern Site were legally constructed, and no modifications to these buildings are being proposed, except that the Applicant is looking to enhance the curb-appeal along Boulder Highway by painting each of these buildings neutral tones, and incorporating a new stone façade and new store front to Building A (which is directly visible from Boulder Highway), as shown on the enclosed plans. The improved design will enhance the appearance of the Business along this main corridor and improve visual consistency and compatibility with the surrounding areas, without altering the building structures themselves. Section 30.04.05(G)(2) of the Code requires horizontal articulation for each 50 linear feet of building elevation, including recognizable changes in texture, material or surface colors. Building A is approximately 60 linear feet, and includes variation in the exterior texture, materials and surface colors, as shown on the enclosed plans. Building B and C are approximately 60 linear feet and provide variation in exterior colors, as shown on the enclosed plans. The Applicant is also requesting approval of the overall site design, as shown on the enclosed plans.

C. Proposed New Accessory Structures

1. Covered Enclosure

When the Applicant purchased the Eastern Site, there was an existing pre-fabricated metal open storage enclosure with vertical metal siding measuring up to 16'-7" in height, as shown on the enclosed plans (the "Covered Enclosure"). This Covered Enclosure is approximately 20' x 100' and 2,000 square feet, consisting of an open floor plan and painted with neutral, earth tone colors similar to the Dodd Building. The Covered Enclosure will be located along the interior CMU screen wall on APN 161-27-304-003, as shown on the enclosed plans, and otherwise meets all required setbacks pursuant to Section 30.02.14 of the Code. The Covered Enclosure will help provide covered shade for the membrane materials in order to prevent deterioration as a result of prolonged sun and weather exposure, and is otherwise compatible in both color and design to the Dodd Building and other buildings or structures on the Property.

2. Accessory Structure

As noted below, the Applicant is looking to minimize the impacts of the proposed outdoor storage and is thereby limiting such use to the southern portion of the Eastern Site which is otherwise buffered from right-of-way and adjacent properties by the existing Dodd Building and the minimum 8' high CMU block wall surrounding the Property, as shown on the enclosed plans. Rather than requesting outdoor storage be permitted on the Southern Site, the Applicant is proposing to place a pre-fabricated accessory structure similar to the existing buildings and structures on the Property, approximately 4,500 square feet and 16' tall, as shown on the enclosed plans (the "Accessory Structure"). The Accessory Structure will similarly be painted with neutral tones, and will have three (3) roll up doors facing north and oriented interior to the Property (away from the residential properties to the south) with an open floor plan, as shown on the enclosed plans.

The proposed Accessory Structures will allow additional areas to place the membranes, framework and Business materials, while minimizing the impacts to adjacent properties. The Accessory Structure will also serve as additional screening and buffering to adjacent residential properties to the south, and will improve site organization. Due to the prefabricated nature of the Accessory Structure, and the site constraints related to size, configuration, and the location of existing structures and improvements, the proposed location for the new Accessory Structure is the only feasible location for it on the Property. The proposed pre-fabricated Accessory Structure is essential to the continued operation of the Business, providing necessary support for day-to-day activities while ensuring the Property maintains an orderly, efficient, and well-managed appearance. The Accessory Structure will further enhance the overall appearance to the Property and compatibility with the surrounding properties. Pursuant to Section 30.04.05(G)(2) of the Code, the Applicant is providing horizontal articulation to the changes in surface colors, as shown on the enclosed plans.

D. Outdoor Storage

Due to the nature of Business, the metal structural framework (because of its size and weight) must be stored outdoors to allow for safe handling and loading. These materials are regularly cycled in and out of the Property as part of ongoing operations, resulting in continuous rotation and movement. As a result, the outdoor storage is accessory and necessary in connection with the use at the Property. However, in light of the adjacent residential dwellings, and in an effort to minimize the outdoor storage areas on the Property, the Applicant is only requesting outdoor storage on APN 161-27-304-003, as shown on the enclosed plans. The outdoor storage area is accessory to the primary use, located behind the existing Dodd Building, as shown on the enclosed plans. All outdoor storage will remain fully screened by existing 8' high CMU block walls, providing effective screening from rights-of-way, and adjacent residential uses, it is not anticipated to obstruct any pedestrian walkways, and no materials will extend above the height of the walls, in accordance with Sections 30.03.07(D)(4)(b), (c) & (e) of the Code.

Further, the parcel immediately abutting the portion of the Property utilizing outdoor storage is not developed with a residential dwelling, but instead functions as designated open space serving the adjacent

residential community, which was intentionally planned and designed to provide separation and compatibility given its proximity to the existing uses at the Property. The proposed outdoor storage is not anticipated to result in any substantial or undue adverse impacts on adjacent properties, neighborhood character, traffic conditions, parking, public improvements, public rights-of-way, or other matters affecting public health, safety, and general welfare. The outdoor storage use has been pre-existing since 1982 and before the rezoning and subsequent development of the residential community to the south (through a nonconforming zone change). Additionally, the surrounding local streets adjacent to the Eastern Site, are not arterial or high-volume right-of-ways. Accordingly, the proposed outdoor storage is expected to have little to no impact on surrounding land uses or properties.

E. ALTERNATIVE LANDSCAPE PLAN (PARKING LOT LANDSCAPING)

The Applicant is requesting approval of an alternative landscape plan pursuant to Section 30.04.01(E) of the Code with respect to the required parking lot landscaping and street landscaping, to otherwise provide the total required trees throughout the site where the landscaping would be most beneficial. In lieu of providing the required street landscaping along Dodd Street and parking lot landscaping, the Applicant is providing seventeen (17) evergreen trees spaced every 20' along the Boulder Highway frontage and the southern portion of the Property, as shown on the enclosed plans. The Applicant is providing as many trees as can be provided at the existing site, without reconstructing or reconfiguring the site, taking into account the health of the trees for effective growth and coverage. All proposed landscaping is in compliance with the Southern Nevada Water Authority Regional Plant List.

Section 30.04.01(E) allows for an alternative landscape plan when the proposed landscaping does not meet the requirements under the Code, but proposes innovative, high-quality alternatives that enhance the physical environment of the site and the surrounding area to a greater extent than could otherwise be achieved by these standards. Here, the Applicant is providing additional landscaping throughout the site, where water sources and irrigation are located that will benefit the overall development and surrounding areas by providing a more intense landscape area along Boulder Highway and along the southern boundary of the Property adjacent to the residential uses. The proposed landscaping approach concentrates tree canopy coverage where it will have the greatest public benefit, improving the visual quality, contributing to shade and mitigation of the urban heat island effect, and supporting ongoing corridor beautification efforts.

Based on the parking to be provided, a total of 3 trees would otherwise be required. The Property has long functioned as a fully paved site, with existing asphalt surfaces predating current Code requirements. Incorporating parking lot landscaping at this time would require extensive demolition of existing asphalt areas and the installation of new irrigation infrastructure only to provide 3 trees in an area adjacent to where outside storage is being proposed and behind an existing 8' CMU block wall. Given the age and configuration of the pavement, as well as the absence of a permanent irrigation system, such modifications would be impractical, cost-prohibitive, and disproportionate to the limited scope of the proposed improvements and requested entitlements. Additionally, the proposed parking areas are located behind secured access control gates and are intended primarily for employee use. Any required parking lot landscaping, such as finger islands, would not be visible from the public right-of-way and would therefore provide minimal public benefit in terms of aesthetics or streetscape enhancement. Pursuant to Section 30.04.01(E)(8)(iii)(c) of the Code, when parking is adjacent to any required on-site street or buffer landscaping, trees within 20 feet of the outer edge of the nearest parking space, as measured from the middle of the tree trunk at time of planting, may be counted toward the minimum tree requirements for parking area landscaping. Here, the Applicant is providing the proposed additional landscaping which will serve as buffering landscaping and is within the 20 feet of the outer edge of the nearest parking space which would otherwise also serve as parking lot landscaping.

IV. Waiver of Development Standards

The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard,

that otherwise justify an alternative. Here, the site has been open, operating and existing since the 1980's with no modifications. The Applicant is not requesting material changes to the site or a more intense use but is looking to provide some additional landscaping throughout, add new parking stalls, update the existing building facades to make it more visually appealing and to add some additional structures to serve as a buffer and screening from the adjacent residential properties. Specifically, the Applicant is requesting the following waivers of development standards:

- A. Allow outdoor storage on APN 161-27-304-003, where not otherwise permissible as a primary or accessory use per Section 30.04.06(E)(1)(ii).
- B. Allow parking areas to be within 30 feet of a residential district where not allowed per Section 30.04.06L.
- C. Modify the adjacency buffer and screening requirements to allow an existing 8-foot-high non-decorative CMU screen wall instead of the required 8-foot-high decorative wall and 15-foot landscape buffer per Section 30.04.02(C)(1)(i).
- D. Waive street landscaping per Section 30.04.01.
- E. Waive full off-site improvements along Dodd Street and a portion of Hamilton Avenue.
- F. Allow alternative driveway design standards, including:
 - 1. Reduce the approach distance from the driveway along Hamilton Avenue to the intersection of Hamilton Avenue and Dodd Street to 47.5 feet where 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08.
 - 2. Allow the existing asphalt to remain instead of sidewalk on a small portion of the Property along Hamilton Avenue, as shown on the enclosed plans, where sidewalk is required per Section 30.04.08.
 - 3. Reduce the throat depth of the driveway along Hamilton Avenue to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1.
 - 4. Reduce the width of a proposed commercial driveways on Hamilton Avenue to 24 feet and 28 feet where 32 feet is required per Uniform Standard Drawing 222.1.
 - 5. Allow existing pan driveways along Hamilton Avenue to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.

A. Outdoor Storage

The Applicant is requesting to allow outdoor storage where not otherwise permissible as a primary or accessory use per Section 30.04.06(E)(1)(ii) of the Code. As noted above, the Business requires outdoor placement of its large structural framework solely to facilitate safe loading, unloading, and handling, as these materials are actively cycled through the Property. The potential impacts to adjacent residential properties are minimized by the existing 8-foot CMU block wall, which fully screens the outdoor area, and no materials will be placed above the height of this wall. Additionally, the parcel immediately south of the Eastern Site was intentionally designed as open space/park, ensuring that no residential dwelling directly faces or abuts the portion of the Property where outdoor storage is proposed and providing additional buffering. The Property has historically utilized outdoor material handling since well before the nearby residential community was developed and dating back to the 1980's. The adjacent residential neighborhood was developed after the Applicant had long been utilizing the Property since 2019 for outdoor storage as an accessory use. Given the limited, screened, and operational nature of the activity, the proposed outdoor storage area is expected to remain compatible with surrounding uses and result in no adverse impacts.

B. Residential Adjacency (Parking Adjacent to Residential)

The Applicant requests a waiver to allow nonresidential parking within 30 feet of a residential district, as otherwise restricted by Section 30.04.06(L) of the Code. Due to the Property's narrow configuration, existing

structures, and overall site constraints, achieving a full 30-foot setback from the residential properties to the south is not feasible. Additional parking is necessary to meet operational needs, and only a limited number of spaces are located directly adjacent to the residential boundary. The Applicant does not anticipate any adverse impacts because the existing building and CMU block wall provide effective screening and buffering.

C. Buffering and Screening

The Applicant is requesting modifications to the adjacency buffer and screening requirements to allow an existing 8-foot-high non-decorative CMU screen wall in place of the required 8-foot-high decorative wall and 15-foot landscape buffer under Section 30.04.02(C)(1)(i) of the Code. The existing CMU wall already provides a continuous, solid, and highly effective screening barrier that sufficiently blocks visibility into the operational areas of the Property and mitigates potential impacts on adjacent residential uses. Replacing this wall with a decorative version and installing the full 15' landscape buffer would require substantial demolition and site reconfiguration with little to no additional screening benefit. The Applicant is providing landscaping along the Southern Property boundary, as shown on the enclosed plans, which will also serve as buffering and screening. Additionally, the Applicant is proposing a 16-foot-tall pre-fabricated accessory structure finished in neutral, compatible tones specifically selected to blend with surrounding development and further strengthen visual buffering. The combination of the existing CMU wall and the sensitively designed accessory structure ensures the site remains well-screened and orderly, offering appropriate protection to neighboring properties without imposing unnecessary reconstruction obligations that are not aligned with the scale or nature of the improvements being requested. Further, the Applicant does not anticipate any impacts associated with the use at the Property, including the outdoor storage use. The Applicant is providing some landscaping adjacent to the residential properties, as shown on the enclosed plans, and the use was pre-existing prior to the non-conforming zone change and residential use was established adjacent to this Property, and to date there have been no complaints that the Applicant is aware of.

D. Waiver of Street Landscaping

The Applicant is requesting a waiver of street landscaping along Dodd Street. With respect to the other streets, the Applicant is providing more street landscaping along Boulder Highway than is otherwise required (only requiring 6' of landscaping and 3 trees). The street frontage along Hamilton Avenue is all located within a sight visibility zone, and as such, the Applicant is proposing to remove the exiting palm trees from the sight visibility zone. Pursuant to Section 30.04.08(G) of the Code, no trees may be planted within any required sight zone, and are not otherwise required to be installed elsewhere per Section 30.04.01(D)(7)(iv). With the sight visibility zone for the intersection at Dodd Street and Hamilton Avenue, the remainder street landscaping along Dodd Street that would otherwise be required is approximately 7 trees.

Requiring new street-front landscaping along Dodd Street would impose an unnecessary and unreasonable burden on the Applicant, as the adjacent right-of-way contains existing overhead utility lines and barricades that significantly limit viable landscape opportunities and would necessitate demolition of the existing CMU block wall and substantial site reconfiguration to comply. Such an undertaking would amount to a near-redevelopment of the Property, despite the fact that the Applicant is not proposing any major intensification of use, but only the installation of two pre-fabricated accessory structures needed to support Business operations and targeted site upgrades (including enhanced landscaping elsewhere on the Property and façade improvements) to improve its overall appearance of the Property. The proposed landscaping, as shown on the enclosed plans, allows the Applicant the ability to enhance and clean up the Property without forcing unnecessary demolition or major reconstruction that is not practical or proportional to the entitlements being requested. Given this site's historical more intense uses and the proposed updates, the Applicant is improving the overall appearance of the Property and compatibility with the surrounding uses.

Importantly, there are existing overhead public utility lines, infrastructure and barricades along Dodd Street located within the proposed landscape area which would otherwise negatively impact the operation of the overhead public utilities and create a public safety hazard by otherwise providing the required trees along Dodd Street. The Applicant is also concurrently requesting a waiver of full off-site improvements along Dodd Street, and as a result the Applicant believes the required landscaping should be deferred until such time as the off-site improvements are installed pursuant to Section 30.04.01(F)(1) of the Code, which otherwise provides that if full off-site improvements (curb, gutter, sidewalk, streetlights, street paving) are deferred, any required landscaping need not be provided until the off-site improvements are installed. Street landscaping along Dodd Street is better served once the site is fully redeveloped. Section 30.04.01(D) of the Code also provides that when curb, gutter, and sidewalk are not installed, a 6-foot-wide landscaped area shall be provided on-site. Here, the Applicant is providing the 6' of landscaping along the southern portion of the Property, as shown on the enclosed plans.

The Applicant will provide canopy coverage comparable to what would otherwise be achieved through the required landscaping where 17 trees will be provided and only 13 are otherwise required (for both street landscaping and parking lot landscaping). Pursuant to Section 30.04.01(E)(1)(iii)(d) of the Code, a variation from the street landscaping placement may be considered if the required number of trees are provided and shading and coverage requirements are met. Given the site's existing conditions, limited visibility of parking areas, and the enhanced landscaping proposed along Boulder Highway and Southern Property boundary, the Applicant is attempting to provide landscaping consistent with the intent of the Code while maintaining compatibility with surrounding land uses. The proposed landscaping to be provided will exceed the total required trees (for street landscaping and parking lot landscaping) and meeting the intent of the required landscaping, by helping reduce the impacts of wind, dust, pollution, glare and heat island effect. It will also significantly enhance the visual quality of the street frontage and Property creating a more attractive and cohesive appearance for the Property. Further, the Applicant is providing more landscaping than otherwise required in specific areas like along Boulder Highway to provide for a more visually appealing streetscape, and provide additional trees throughout the site to help with the impacts by not otherwise providing the required street landscaping along Dodd Street.

Public Works Development Standards

The site has been open and operating for decades under the same approved design and layout, historically supporting even higher-intensity uses, including outside storage. Imposing new development standards on the Applicant after acquiring the Property would create a hardship and undue burden. Due to the location of existing structures, the physical constraints and size of the site, and other limiting factors, the Applicant is redesigning and reconfiguration the site to try and meet as many Code requirements as feasible and practicable. However, to comply with current development standards without doing a full-site reconstruction has necessitated several of the waivers being requested. Such reconstruction would render the Property economically infeasible for its intended use. Nevertheless, the Applicant has been working with the County staff to try and accommodate the site to meet several requirements, and respectfully requests the foregoing waivers of development standards.

E. Waiver of Full Off Site Improvements

The Applicant is requesting a waiver full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Dodd Street. Requiring full off-site improvements at this stage would be premature given the nature of the Applicant's request and the long-established condition of the Property. When the Applicant acquired the Property, it was already fully built out, actively operating, and functioning under its existing layout for decades. The Applicant is not redeveloping or intensifying the use of the Property (in fact, the current operations are arguably less intensive than the former boat storage, watercraft repair, and RV parking and repair uses). The Applicant is simply repainting the existing buildings, bringing long-standing outdoor storage into compliance with current Code while limiting its area, and installing two small accessory structures necessary for routine Business operations. These improvements also enhance the Property's appearance and increase buffering for the adjacent residential neighborhood. Such limited

updates should not trigger full site reconstruction or off-site improvements. Requiring those improvements now would redirect resources away from efforts to clean up, modernize, and reinvest in the Property (efforts that will immediately improve compatibility with surrounding uses). Full off-site improvements are more appropriately addressed when the Property undergoes future, comprehensive redevelopment. Additionally, the property to the north remains undeveloped. Importantly, there is also existing utility line and infrastructure, together with barricades in the immediate area making it difficult and impracticable to provide the off-site improvements without addressing the utility impacts or necessitating relocation of the utility poles. The Applicant is requesting full off-site improvements be deferred until the Property is fully redeveloped.

F. Alternative Driveway Design Standards

1. Approach Distance

The Application is requesting a waiver to reduce the approach distance from the driveway along Hamilton Avenue to the intersection of Hamilton Avenue and Dodd Street to 47.5 feet where 150 feet is required per Uniform Standard Drawing 222.1. The Applicant has worked with Clark County Public Works to address some primary concerns with respect to the driveways along Hamilton Avenue and access gates. The Applicant is proposing to close off the driveway closes to the intersection of Hamilton Avenue and Dodd Street by extending the existing landscaping, as shown on the enclosed plans. As a result the approach distance will be extended from 9.5 feet to approximately 47.5 feet, as shown on the enclosed plans. The driveways along Hamilton Avenue are existing, including the previously approved approach distances. Further, the Applicant is relocating an existing handicap parking space adjacent to the existing building to provide for better circulation and reduce any impacts of queuing into the public right-of-way. The proposed use is significantly less intensive than historic operations and will result in fewer vehicles accessing the site. Anticipated use of the existing driveways will primarily consist of employees entering the site at the start of the day and exiting at the end, resulting in minimal and predictable traffic movements. Given the limited traffic volume, the driveway approach distances is not anticipated to create any adverse health or safety impacts, nor will they affect circulation along Hamilton Avenue. Additionally, the site's configuration and the location of existing parking stalls make reconfiguring the driveways impractical and would impose an undue burden and hardship on the Applicant without providing any corresponding public benefit.

2. Sidewalks

With the proposed driveway closure, the Applicant will extend the landscaping planter across the site to provide additional landscaping and close off the existing driveway along Hamilton Avenue, as shown on the enclosed plans. The Applicant is requesting a waiver to retain the existing asphalt in lieu of installing new attached sidewalk, curb, and gutter along Hamilton Avenue, based on the functional conditions of the site and the limited benefit that such improvements would provide at this location. Current connectivity in the area is limited, and there is no existing pedestrian network to tie into on either side of the property. Installing isolated sidewalk segments would not create meaningful pedestrian access or circulation and would functionally terminate at the property boundaries. As a result, the improvements would provide minimal public value while creating disproportionate cost and construction disturbance on the site. The Applicant is working to close the existing driveway to address access concerns, and extending the landscape planter provides a practical enhancement.

3. Existing Driveways

The Applicant is requesting approval to maintain the existing pan driveways along Hamilton Avenue instead of providing the commercial curb return driveways as required under Uniform Standard Drawing 222.1 and Section 30.04.08 of the Code. As an accommodation, the Applicant will be providing concrete behind the sidewalk and removing the existing asphalt, as shown on the plans. The Applicant believes the alternative design will provide the same benefits and is not anticipated to pose any adverse health or safety impacts

to the public. These access points have been in continuous operation for decades without any documented safety concerns, circulation conflicts, or traffic-related incidents.

4. Throat Depth

The Applicant is requesting a reduction in throat depth to approximately 6 feet for the existing driveways along Hamilton Avenue, where a 25-foot throat depth would otherwise be required under Uniform Standard Drawing 222.1. The requested reduction is necessary to accommodate the existing improvements and long-established driveway locations, which cannot be reconfigured without substantial demolition and loss of functionality. The site is limited in configuration and implementing a redesign to try and accommodate additional throat depth would be difficult for the Applicant. The reduced throat depth is not anticipated to create any adverse health or safety impacts. Only a limited number of parking spaces are accessed from the driveways along Hamilton Avenue, resulting in minimal traffic entering or exiting at these points. There will be 2 access driveways to the extent the other driveway is being utilized to avoid stacking into the right-of-way. The primary access is along Boulder Highway and will primarily be utilized as an egress point. The site also includes a primary access gate further inside the Property that provides additional queueing depth and prevents vehicle stacking or encroachment into Hamilton Avenue. With a total of 24 parking spaces dispersed throughout the site, the low volume of vehicle movements associated with the driveways at issue are not anticipated to create circulation conflicts, impede sight distance, or compromise public safety. The waiver therefore maintains safe and functional operations consistent with existing site conditions.

5. Driveway Width

Lastly, the Applicant is requesting a waiver to reduce the driveway widths along Hamilton Avenue to 24 feet and 28 feet where 32 feet is required per Uniform Standard Drawing 222.1. While the driveways will accommodate two-way traffic, they will not be primary points of access for the site, and have been existing for decades without issue to the Applicant's knowledge.

The driveway widths along Hamilton Avenue, throat depths, and arrival distances function effectively within the existing roadway conditions on Hamilton Avenue and have demonstrated long-term compatibility with vehicle movements, sight-distance requirements, and emergency access needs. Because no modifications, intensification of use, or changes to access are proposed, maintaining the driveways in their current configuration is not anticipated to alter traffic patterns or create new safety risks. The continued use of the existing, previously approved driveways therefore preserves the status quo and does not compromise public health, safety, or welfare.

V. Residential Adjacency Requirements

A. Roll Up Doors

Section 30.04.06(N)(1) of the Code provides that roll-up overhead doors shall not face a residential district unless screened by another building. All existing roll-up doors on the Dodd Building along Hamilton Avenue were lawfully approved and constructed prior to adoption of the Code and directly abut APN 161-27-304-003, which is zoned CG (Commercial General). As such, residential adjacency requirements prohibiting roll-up overhead doors from facing residentially zoned properties are not applicable to the Dodd Building. Further, the roll-up door on the Dodd Building directly faces property zoned CG (Commercial General).

The roll-up doors on Building B and Building C are pre-existing improvements originally approved in 1982 and are further buffered by the proposed Accessory Structure, as shown on the enclosed plans. The roll-up door on Building A is also pre-existing and is effectively screened by the existing eight-foot-high CMU block wall, landscaped areas, and a portion of the proposed Accessory Structure. All roll-up doors on the Accessory Structure are faced toward the interior of the site away from the neighboring residential properties.

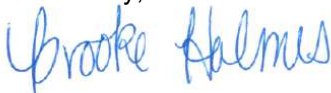
VI. Overall Summary

The proposed modifications incorporate significant site improvements that enhance the overall appearance of the Property while ensuring safe access and efficient maintenance. The proposed improvements will allow these operations to continue in a manner that is well-organized and compatible with the surrounding area. For several decades, the Property supported higher-intensity commercial uses, including RV repair and storage operations and watercraft repair activities. These prior uses generated greater traffic volumes, frequent outdoor vehicle movement, extensive open storage, and on-site mechanical work, resulting in a more impactful presence on surrounding properties and infrastructure. In contrast, the existing operations do not involve vehicle or watercraft repair, do not require large-scale outdoor storage of customer equipment, and do not generate comparable noise, traffic, or mechanical impacts. As a result, the current use places significantly fewer demands on infrastructure, circulation, and adjacent properties than the historically permitted and established uses.

Further, the Boulder Highway corridor has historically faced challenges related to underutilized properties, limited reinvestment, and a broader homelessness issues that has affected the area's appearance, safety perception, and economic vitality. Previous uses at or near these locations offered minimal visual appeal and did little to contribute positively to the corridor. The introduction of the updated use and modifications at the Property represents a significant improvement, bringing renewed investment, active use, and ongoing maintenance that replaces prior underperforming conditions with a more productive and visually attractive presence. This reinvestment, combined with ongoing corridor updates and landscaping improvements along Boulder Highway, will enhance the overall streetscape, improve pedestrian experience, and reinforce a sense of care and stability. Collectively, these changes will improve the appearance and functionality of the corridor, support economic development, and contribute to long-term revitalization and quality of life along Boulder Highway and within the area.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Brooke A. Holmes
Enclosures

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400050 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** screening mechanical equipment; **2)** alternative landscaping; and **3)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** vehicle sales facility, and **2)** alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Boulder Highway and English Avenue within Whitney. JG/al/kh (For possible action)

RELATED INFORMATION:

APN:

161-28-510-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive requirements to screen mechanical equipment where required per Table 30.56-2.
2.
 - a. Permit an alternative landscape design along Boulder Highway where landscaping per Figure 30.64-17 is required.
 - b. Permit an alternative landscape design along English Avenue where landscaping per Figure 30.64-13 is required.
3.
 - a. Reduce driveway throat depth to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
 - b. Reduce the departure distance from an intersection to 17 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 10.5% reduction).

DESIGN REVIEWS

1. A vehicle sales facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5717 Boulder Highway
- Site Acreage: 0.71

- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): Up to 24
- Square Feet: 672 office/1,216 service building
- Parking Required/Provided: 5/6

Site Plans

The approved plans depict a vehicle sales facility consisting of 2 buildings with access to the site from English Avenue. The approved plans depict a 6 foot high block wall along the southern and eastern property lines and a 6 foot high wrought iron fence along the northern and western property lines. Boulder Highway is located along the western property line, and the fence will be set back 12 feet from the street. English Avenue is located along the northern property line, and the fence will be set back 10 feet from the street. The 2 buildings are located on the southeastern portion of the site and consist of an office and a service building. The office is a modular building set back 10 feet from the southern property line, approximately 175 feet from Boulder Highway, and approximately 82 feet from English Avenue. The service building will be used to detail the vehicles and will not be open to the public. The service building is located 10 feet to the east of the office building, 10 feet from the southern property line, 21 feet from the eastern property line, and 57 feet from English Avenue.

Landscaping

The approved plan depicts 2 trees within the interior of the site, which are being provided for the parking lot landscaping. These trees are not in a landscape finger or island adjacent to the customer parking area, which is why the design review for alternative parking lot landscaping was required. Landscaping along the streets will consist of shrubs and groundcover along entire portions of the street frontages. Landscaping is shown on the northwest corner of the site at the intersection of the street adjacent to the entrance to the site. In addition, there are 6 trees shown on the southeast corner of the parcel. The trees will buffer the 2 buildings to the adjacent parcels on the south and east sides. There is 1 tree on the northeast corner of the site, east of the trash enclosure.

Elevations

The office building is a modular building with a flat roof. The office building is 1 story with a height of 12 feet, and the exterior of the building has wood siding in a vertical lap pattern. The mechanical equipment consists of an HVAC unit mounted on the side of the building that will be visible from the street. The service building is 1 story with a height of 23 feet. The building has a flat roof, and the exterior of the building consists of split face concrete block. There are 2 roll-up doors on the north side of the building, and no doors or windows on any of the other sides of this building.

Floor Plans

The office building has an area of 672 square feet consisting of a private office, restroom, and an open office area. The service building has an area of 1,216 square feet and has 2 bays used to detail vehicles before being placed on display.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0084:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to CCWRD as shown on the CCWRD website.

Listed below are the approved conditions for ET-24-400122 (WS-22-0084):

Comprehensive Planning

- Until April 5, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the 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

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

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

Applicant's Justification

The applicant indicates that since the approval of the last extension of time application for this project they have continued to move forward to complete the project. ADR-25-901054 was approved in January 2026 for modifications to the approved plans for the project. Applications for electrical, plumbing, and building permits have been submitted and are being reviewed by the Building Department. It is believed that all issues could be resolved by the first quarter of 2027 and the project will commence. Therefore, additional time is needed to complete the permitting process to allow the construction of the project to commence.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-901054	Administrative design review for modifications to the approved plans	Approved by ZA	January 2026
ET-24-400122 (WS-22-0084)	First extension of time for waivers of development standards and design reviews for a vehicle sales facility	Approved by PC	December 2024
WS-22-0084	Waivers of development standards and design reviews for a vehicle sales facility	Approved by PC	April 2022
ZC-0614-07	Reclassified the site to a C-2 zone for a vehicle sales lot and maintenance facility; however, the use did not commence	Approved by BCC	September 2007
VC-1065-98	Permit a truck rental and sales facility - expired	Approved by PC	August 1998
UC-0875-93	Permit an automobile sales facility - expired	Approved by PC	July 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Corridor Mixed-Use	CG	Retail sales
South	Corridor Mixed-Use	CG	Vehicle sales

Clark County Public Response Office (CCPRO)

CE-25-01797 is a complaint on file with CCPRO for outside storage on the property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the applicant has continued to make progress toward the commencement of this project. Some technical studies have been completed, others are being reviewed; and plumbing, electrical and building permits are being reviewed by the Building Department. Therefore, staff can support this request for an extension of time. However, this will be the second extension of time and the County adopted the Revised Title 30 Development Code since this project was originally approved. Due to the changes to the Development Code, if this project does not commence by the end of this extension, staff will not support any additional requests for more time to commence the project.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 5, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the 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; 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 the application; the applicant is solely responsible for ensuring compliance with all conditions and deadlines; and this will be the last extension of time application that staff will support.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:****APPLICANT:** PEYMON MASACHI**CONTACT:** PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 161-28-510-033PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & English Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Second Extension of Time for Auto Sales Business original application (WS- 22-0084)

PROPERTY OWNER INFORMATION

NAME: Bayview Acquisition, LLC

ADDRESS: 74 Hunt Valley TrailCITY: HendersonSTATE: NVZIP CODE: 89052TELEPHONE: _____ CELL 702-461-9711

APPLICANT INFORMATION (information must match online application)

NAME: Jessica YeroushalmiADDRESS: 74 Hunt Valley TrailCITY: HendersonSTATE: NVZIP CODE: 89052TELEPHONE: _____ CELL 702-461-9711ACCELA REFERENCE CONTACT ID # 256293

CORRESPONDENT INFORMATION (information must match online application)*

NAME: James GrindstaffADDRESS: 2608 Mountain Rail DriveCITY: North Las VegasSTATE: NVZIP CODE: 89084TELEPHONE: _____ CELL 702-275-2322ACCELA REFERENCE CONTACT ID # 296253

*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.

DocuSigned by:

22548024C18B4F8...

Jessica Yeroushalmi

Property Owner (Print)

4-21-2026

Date

Balboa Partnership Group, LLC

74 Hunt Valley Trail
Henderson, NEVADA 89052

Clark County Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, Nevada 89101

March 30, 2026

RE: Second Extension of Time for application WS-22-0084

As the owner Bayview Acquisitions, LLC, for property located on the Southeast corner of Boulder Highway And English Avenue. Please accept this application for an extension of time.

The First application for an Extension of Time **ET-24-400122** was approved by the Planning Commission the December 17, 2024. Give the application until April 5, 2026 to commence or request an additional EOT.

The original application (WS-22-0084) was approved by the Planning Commission on April 5, 2022.

As you can see from the list of below the applicant has been moving forward with this application. Since the approval of the original Extension of Time additional studies and engineering have been completed and our submittal to the building Department has been completed and is awaiting final approval.

Technical Studies: All required technical studies have been successfully submitted, with the majority fully approved and the remainder currently in the final stages of agency routing and sign-off.

Building Permits: Full construction documents have been submitted to the Clark County Building Department and are actively progressing through final plan check.

Site Enhancements: Over the past 16 months, we made the strategic decision to redesign the site, replacing the originally proposed temporary trailer with a permanent, high-quality CMU structure. While engineering and entitling this permanent facility required an extended design and review cycle, this proactive upgrade delivers a far more robust, aesthetically pleasing, and enduring asset that better aligns with the County's standards and the long-term vision for the area.

Since the December 17, 2024 Extension of Time the following additional progress has been made:

1. Geotech Soils Report (PW-23-17091) – revised for CMU building.
2. Civil Improvement plans- PW23-15848) – Submitted & reviewed. With Fire Dept. Approval Stamp.
3. Building Department Plans (---) – submitted and reviewed.

In addition, please find the following attached documents for your review:

1. A copy of the justification letter from the original EOT.
2. A Copy of the NDOT paid Bond
3. A copy of the Clark County Bond
4. Notice of Final action for WS-22-0084 and EOT 24-400122

Based on the above information it is clear that we have been making progress by paying several fees and improved the quality of the project with a permanent building replacing a temporary trailer.

TELEPHONE (702) 461-9711
410 South Rampart #390 LAS VEGAS, NEVADA 89145

Balboa Partnership Group, LLC

74 Hunt Valley Trail
Henderson, NEVADA 89052

We believe all issues could be resolved by 1st quarter of 2027.

We respectfully request approval of our extension of time for one year to complete the final requirements.

If you have any questions, please feel free to contact me.

Sincerely,

As Manager Jessica Yeroushalmi