Sunrise Manor Town Advisory Board

Hollywood Recreation Center
1650 S. Hollywood Blvd.
Las Vegas, NV 89142
October 1, 2026
6:30pm

AGENDA

Note:

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

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

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

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

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

III. Approval of Minutes for September 10, 2026. (For possible action)

IV. Approval of the Agenda for October 1, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: None

VI. Planning and Zoning

10/06/26 PC

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

10/20/26 PC

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

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

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

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

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

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

8. **ZC-26-0565-KBRM02, LLC:**
ZONE CHANGE to reclassify 3.72 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor (description on file). MK/gc (For possible action) 10/20/26 PC

9. **UC-26-0566- KBRM02, LLC:**
USE PERMIT for truck parking and staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; and **2)** modified residential adjacency standards.
DESIGN REVIEWS for the following: **1)** truck parking and staging; and **2)** outdoor storage on 3.72 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/rr/cv (For possible action) 10/20/26 PC

10/21/26 BCC

10. **ET-26-400077 (UC-24-0274)-GOLDEN BAR N LOUNGE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located west of Nellis Boulevard and south of Stanley Avenue within Sunrise Manor. TS/lm/cv (For possible action) 10/21/26 BCC

11. **ET-26-400079 (ZC-23-0931)-CHARLES LAMB, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced parking; and **2)** reduced street landscaping.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a restaurant; and **3)** a multi-family residential development on 3.20 acres in a CG (Commercial General) Zone and an RM50 (Residential Multi-Family 50) Zone. Generally located south of Charleston Boulevard and east of Lamb Boulevard within Sunrise Manor. TS/hw/cv (For possible action) 10/21/26 BCC

12. **UC-26-0579-PEREZ ROBERTO & GONZALEZ FRANCISCO E:**
USE PERMITS for the following: **1)** outdoor storage and display; and **2)** livestock, small.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** eliminate street landscaping; **3)** reduce gate setback; **4)** eliminate the drainage study; and **5)** waive full off-site improvements.
DESIGN REVIEW for outdoor storage and display and related retail on 2.37 acres in an IP (Industrial Park) Zone with the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/sd/cv (For possible action) 10/21/26 BCC

13. **WS-26-0544-HAMPTON APTS, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a commercial pan driveway to remain; and **2)** traffic study and compliance.
DESIGN REVIEW for modifications to an existing multi-family residential development on 24.13 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and east of Nellis Boulevard within Sunrise Manor. JG/jm/cv (For possible action) 10/21/26 BCC

14. **ZC-26-0501-DIAMOND ALTO, LLC:**
ZONE CHANGE to reclassify 2.1 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/rk/cv (For possible action) 10/21/26 BCC

15. **WS-26-0502-DIAMOND ALTO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce buffering and screening; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow an attached sidewalk; and **6)** alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse complex on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action) 10/21/26 BCC

16. **TM-26-500116-DIAMOND ALTO, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action) 10/21/26 BCC

17. **ZC-26-0560-PROPERTY PROJECT 74:**
ZONE CHANGE to reclassify a 0.58 acre portion of 2.11 acres from an RS20 (Residential Single-Family 20) Zone and an RM32 (Residential Multi-Family 32) Zone to a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Street within Sunrise Manor (description on file). TS/rk (For possible action) 10/21/26 BCC

18. **VS-26-0561-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Harris Avenue located between Nellis Boulevard and Betty Lane within Sunrise Manor (description on file). TS/jud/cv (For possible action) 10/21/26 BCC

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

20. **TM-26-500129-LAMB INDUSTRIAL CONDOS, LLC & NELLIS HARRIS REVERSE, LLC:**
TENTATIVE MAP consisting of 1 lot on 3.50 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action) 10/21/26 BCC

VII. General Business: None

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

IX. Next Meeting Date: October 15, 2026.

X. Adjournment.

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

Sunrise Manor Town Advisory Board

September 10, 2026

MINUTES

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

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

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

II. Public Comment: None

III. Approval of August 26, 2026 Minutes
Moved by: Mr. Barbeau
Action: Approved w/ 1 edit
Vote: 3-0/Unanimous

IV. Approval of Agenda for September 10, 2026
Moved by: Mr. Williams
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning
09/16/26 BCC

1. **UC-26-0477-AGUNDEZ, ARTURO & BRENDA:**
USE PERMIT to allow a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate landscaping; **2)** reduce and eliminate buffering and screening; **3)** modify residential adjacency standards; **4)** increase maximum parking; **5)** reduce access gate setback; **6)** modified driveway geometrics; **7)** waive full off-site improvements; and **8)** allow a non-commercial curb return driveway.
DESIGN REVIEW for a proposed place of worship on 0.56 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Sunrise Avenue and west of Phyllis Street within Sunrise Manor. TS/bb/cv (For possible action) 09/16/26 BCC

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

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2. **WS-26-0352-LOPEZ, BERNARDO RAMOS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow increased hardscape; **2)** allow modified driveway design standards; and **3)** alternative driveway geometrics on 0.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Cinnabar Avenue and east of Ebbetts Pass within Sunrise Manor. TS/bb/cv (For possible action) 09/16/26 BCC

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

10/06/26 PC

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

Moved by: Mr. Williams
Action: Hold to the October 1, 2026 meeting
Vote: 3-0/Unanimously

4. **WS-26-0512-RED LEAF MANAGEMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase wall height on 0.17 acres in an RS3.3 (Residential Single-Family) Zone. Generally located west of Mojave Road and south of Charleston Boulevard within Sunrise Manor. TS/bb/kh (For possible action) 10/06/26 PC

Moved by: Ms. Cosgrove
Action: Approved Waiver #1 & Denied Waiver # 2
Vote: 3-0/Unanimously

10/07/26 BCC

5. **ET-26-400084 (ZC-23-0227)-HOLIDAY TRAVEL PARK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** landscaping; **2)** allow stacking of accessory structures (Conex boxes); and **3)** alternative paving.
DESIGN REVIEW for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex on 9.3 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/ji/kh (For possible action) 10/07/26 BCC

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

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be October 1, 2026

X. Adjournment

The meeting was adjourned at 7:27pm

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10/06/26 PC AGENDA SHEET

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

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

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

RELATED INFORMATION:

APN:
161-05-610-301

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

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

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

Landscaping
Landscaping is neither required nor apart of this request.

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

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Surrounding Land Use

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

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

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

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

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

Staff Recommendation
Denial

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BERNARDO MORENO AGUILAR
CONTACT: BERNARDO MORENO AGUILAR, MORENO'S KITCHEN SUPPLIERS, 4720 E. WYOMING AVENUE, LAS VEGAS, NV 89104

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Construction by Juan Cruz

Metal Detached Garage

5842 Cinnabar

Las Vegas Nv, 89110

BD25-00933

APR25-100373

• Waiver of Development Standards to allow a property line to driveway distance of 0 feet; the minimum required distance is 6 feet per Uniform Standard Drawing 222.

• Waiver of Development Standards to allow a residential driveway width of 33 feet, 3.5 inches; the maximum is 28 feet per Uniform Standard Drawing 222.

The reason my client did the concrete is because he have the pool and it is difficult to keep it clean .

The garage was there when he move in to the property & he use the garage for parking & storage ,

He wasted to keep the garage & do it the right way

Juan Cruz

03/27/26

Juan Cruz

10/20/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

RELATED INFORMATION:

BACKGROUND:
Project Description
Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
iv. A body of water which stores water used in a mining reclamation project.
v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

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

i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
iv. A body of water which stores water used in a mining reclamation project.
v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

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

Analysis
Comprehensive Planning
According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry, " making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation
Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BSR 6276 LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE. 650, LAS VEGAS, NV 89135

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

KAEMPFER
CROWELL

Robert J. Gronauer
rgronauer@kcnvlaw.com
D: 702.792.7039

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the "Applicant") in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor's Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the "Property").

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry ("NDF") to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

   i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.

   ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.

   iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.

   iv. A body of water which stores water used in a mining reclamation project.

   v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

   vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0548-ROUHIYE ZAYNALI, LLC:

USE PERMITS for the following **1)** vehicle maintenance and repair; **2)** vehicle body shop **3)** outdoor storage; and **4)** vehicle sales on 1.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
140-07-701-007

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
Site Address: 3531 N. Las Vegas Boulevard
Site Acreage: 1.04
Project Type: Vehicle maintenance and repair, vehicle body shop, and outdoor storage
Number of Stories: 1
Building Height (feet): 20 (Building A & B)
Square Feet: 1,793 (Building A)/4,000 (Building B)
Parking Required/Provided: 10/10

History, Request, & Site Plan
This site was originally approved for vehicle maintenance and repair in May of 2006 via UC-0454-06, and was approved for vehicle maintenance and repair again in January 2011 and November 2012 via UC-0545-10 and UC-0540-12, respectively. Additionally, the site is already home to a vehicle sales business. Now, the applicant is requesting a use permit for their vehicle maintenance and repair use to be reinstated once more, and is requesting additional use permits to allow outdoor storage, a vehicle body shop, and to allow more than 5 vehicles to be displayed in conjunction with the vehicle sales use.

The site plan provided shows an existing commercial development with two buildings. Building 'A' is located near the north property line of the site while building 'B' is centrally located along the west property line. Access to the site is provided via a commercial driveway from Las Vegas Boulevard North on the south property line. There are 12 proposed parking stalls to be dedicated

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to towing outdoor storage located along the north property line, directly north of Building 'A'. Additionally, there are 10 parking stalls to be dedicated for vehicle repair storage centrally located along the east property line, directly east of Building 'B'. The proposed vehicle sales uses will have 8 parking stalls dedicated to vehicle sales located in the southwest corner of the parcel, plus 10 more spread along the east property line. The 10 required parking spaces are spread throughout the site.

Landscaping

There is a screened fence around the perimeter of the subject parcel that blocks the view of outdoor storage areas from the adjacent properties. No changes to the existing landscaping are proposed or required with this request.

Elevations

The pictures shown show two existing single story commercial buildings with painted stucco exteriors and flat roofs. Both buildings also feature storefront glass windows and doors with variable rooflines. No changes are proposed or required to the existing elevations.

Applicant's Justification

The applicant is requesting these use permits so they can operate their desired businesses of vehicle maintenance, vehicle sales, and vehicle body shop. They indicate that all work will be done inside the subject buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0540-12	Use permits for an auto repair and sales facility - expired	Approved by PC	November 2012
UC-0545-10	Use permits and a design review for an auto repair and sales facility- expired	Approved by PC	January 2011
UC-0454-06	Use permits and design review for auto repair - expired	Approved by PC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & APZ-2)	Public park
South	Business Employment	H-2 (AE-70 & APZ-2)	Recreational vehicle park
East	Business Employment	H-2 (AE-70 & APZ-2)	Undeveloped
West	Business Employment	IP (AE-70 & APZ-2)	Warehouse & distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Staff find that these requests should not have a negative impact on the surrounding properties. The proposed uses have been approved at this site through past applications, and will act as a buffer between the existing public parkto the north and Las Vegas Boulevard North. Furthermore, staff finds this proposed use aligns with Policy 5.1.3 of the Clark County Master Plan. This policy seeks to reinforce the Clark County Economic Development Strategic Plan by cultivating an environment for small businesses to thrive. It is for these reasons that staff can support the requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Ensure that the fire access lanes, turning radius, all meet the Clark County code requirements.
- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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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: JUAN CABRERA
CONTACT: JUAN CABRERA, 530 S. 8TH STREET, LAS VEGAS, NV 89101

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10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0568-HOLIDAY TRAVEL PARK, LLC:

USE PERMIT for vehicle maintenance and repair on a portion of 9.31 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located north of Judson Avenue and west of Lamont Street within Sunrise Manor. TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:
140-20-501-004 ptn

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 5757 Wayne Newton Boulevard
- Site Acreage: 9.31 (portion)
- Project Type: Vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 4,341
- Parking Required/Provided: 95/121

History, Site Plan, & Request
The site plan depicts an existing industrial warehouse building in the northern third of the site originally approved in 2006 via DR-0727-06. There is also an outdoor storage area taking up the southern two-thirds of the site approved in 2023 via ZC-23-0227. There are 2 existing driveways along Lamont Street (east property line), and 2 existing driveways along Judson Avenue (south property line). The applicant is requesting a Use Permit to operate a vehicle maintenance and repair facility in the northern portion of the existing building, which lies within the APZ-2 (Accident Potential Zone 2) overlay for Nellis Airforce Base.

Landscaping
No changes to the existing landscaping are proposed or required with this request.

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Elevations

Elevations for the building depict it as being 31.5 feet high. Each building face features painted tilt-up concrete panels, storefront glass doors and windows, and a variable roofline. No changes are proposed or required to the existing elevations.

Floor Plans

The floor plans depict suites 100 through 130 for a total of 68,867 square feet, centrally located on the northern half of the existing building. The entrance to the suite is located on the north side of the building.

Applicant's Justification

The applicant states that the Industrial Light zoning and Industrial Employment planned land use makes the proposed use compatible with the site, and that the use is consistent with the area. Additionally, the applicant states that the business owner utilizes an appointment-based system that minimizes customers on site and negates any traffic impacts that may otherwise present an issue. Finally, the applicant states that the proposed use meets the 200-foot residential adjacency requirement, and that all maintenance will occur indoors.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0227	Zone change to M-1 (IL) with waivers and a design review for outdoor storage	Approved by PC	July 2023
ADR-19-900521	Administrative design review for an accessory structure	Approved by ZA	September 2019
UC-0319-16	Use permit for light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	June 2016
UC-0549-13	Use permit for light manufacturing in APZ-2 with existing office/warehouse	Approved by PC	November 2013
TM-0297-07	Tentative map for an industrial subdivision	Approved by PC	December 2007
WS-0917-06	Waiver of development standards for alternative street design for slope in conjunction with an existing office/warehouse	Approved by PC	August 2006
DR-0727-06	Design review for an office/warehouse complex - only northernmost building was constructed	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IP (AE-65 & APZ-2)	Construction company & United States Post Office
South	Business Employment	IP & IL (AE-65 & APZ-2)	Office warehouse, single family residence, & outside storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IL (AE-65 & APZ-2)	Undeveloped
West	Business Employment	IP (AE-65 & APZ-2)	Undeveloped

Related Applications

Application Number	Request
ET-26-400084 (ZC-23-0227)	Second extension of time for a zone change to M-1 (IL) with waivers and a design review for outdoor storage is a related application on the October 7, 2026 Board of County Commissioner's meeting.

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

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

Staff finds that the addition of vehicle maintenance and repair at this site should not have a negative affect on the site or the businesses currently occupying it; there is ample parking throughout the site, and there are other tenants with uses of a similar intensity. Additionally, vehicle maintenance and repair does not typically generate high volumes of customers at any given time, and this should be the case in this location as the applicant has indicated that work is to be scheduled by appointment only. For these reasons, staff can support this request.

Staff Recommendation
Approval.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DCICPA
CONTACT: DCICPA, 4110 S. MARYLAND PARKWAY, SUITE 20, LAS VEGAS, NV 89119

DRAFT

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

July 19, 2026

Mr. Tyler DeLorenzo, Senior Planner
Clark County Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89155

RE: APR 26-10056/ APN: 140-20-501-004

Dear Mr. DeLorenzo:

Please accept this letter as our justification for a Special Use Permit to allow Vehicle Maintenance and Repair within the APZ-2 Accident Potential Zone and AE-65 noise contour. The subject property is located at the northwest corner of Judson Avenue and Lamont Street.

The site was originally approved for three identical industrial buildings; however, only the northernmost building was constructed in 2007. The property is zoned Industrial Light (IL) and carries a Industrial Employment (IE) Planned Land Use designation. The surrounding area is developed with industrial uses and is zoned either Industrial Park (IP) or Industrial Employment (IE), making the proposed use compatible with the existing character of the area.

The applicant operates a small-scale vehicle maintenance and repair business that functions primarily by appointment. This business model minimizes customer traffic, prevents the accumulation and storage of vehicles on-site, and reduces the visual clutter often associated with vehicle repair operations. The existing building is located on the northern portion of the property, with parking areas situated north of the structure, thereby screening most vehicle activity from public view along Judson Avenue.

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0576-HERNANDEZ SEBASTIAN MAYO:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single-family residence on 0.92 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Judson Avenue and west of Linn Lane within Sunrise Manor. MK/sd/cv (For possible action)

RELATED INFORMATION:

APN:
140-21-610-030

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side yard setbacks for an accessory structure (detached garage) to 4 feet where 5 feet is required per Section 30.02.04B (a 20% reduction).

LAND USE PLAN:
SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 5661 Judson Avenue
- Site Acreage: 0.92
- Project Type: Accessory structure (garage)
- Building Height (feet): 17 feet, 1 inch
- Square Feet: 1,792 (detached garage)/1,794 (house)

Site Plans
The plans depict an existing single-family residence located at the southwest corner of Linn Lane and Judson Avenue. Access to the property is from Judson Avenue. The main house is located within the center portion of the parcel. A detached garage currently exists in the southeast portion of the parcel and is set back 4 feet from the eastern side property line. The detached garage is side loaded with garage doors facing westward.

Landscaping
Landscaping is not required or part of this application.

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Elevations
The plans depict a detached garage with a pitched roof line with roll up doors with stucco exterior. The maximum height of the detached garage is 17 feet and 1 inch.

Floor Plans
The plans depict a detached 1,792 square foot garage with an open floor plan and side door for access.

Applicant's Justification
The applicant is asking for a reduction of the side yard setback to under 5 feet with a setback at 4.65 feet. The south end of the structure is over 6 feet off the property line, and the majority of the structure meets the 5 feet minimum setback requirement. The applicant has tried to file an administrative minor deviation, however, was unable to contact the adjacent property owner for their signature approving the encroachment. After a year of a code enforcement violation, the applicant is moving on with the waiver of development standards.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
East, West & South	Ranch Estate Neighborhood (up 2 du/ac)	RS20 (AE-65)	Single-family residential
North	Mid-Intensity Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential

Clark County Public Response Office (CCPRO)
CE23-26096 is an active code enforcement violation for building without a permit.

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

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

The property closely resembles other properties in the neighborhood in terms of lot size and the square footage of the home. The proposed attached garage is architecturally compatible with the surrounding development and the architectural elements of the main house have been incorporated in the design of the detached garage, such as trims, paint, tile roof, and stucco.

While a side yard encroachment is existing, staff find the existing setback will have minimal impact on the adjacent properties and neighborhood. Staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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: SEBASTIAN MAYO
CONTACT: JOSH HARNEY, CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

DRAFT

CIVILONE

July 22, 2026

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

Re: APN 140-21-610-030

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Development Standards for a 4.65 ft side interior setback where 5' ft is required for an accessory structure per Section 30.02.04. The project is the legalization of an existing garage on 0.92 acres. The parcel is located on Judson Avenue between Castleberry Lane and Linn Lane, more specifically described as APN 140-21-610-030.

The property is fully developed with an existing single-family residence and the existing garage in question. The property is zoned RS-20 and a planned use of Rural Residential. The parcel is bordered on three sides by RS-20 zoning (east, west and south) and RS5.2 to the north. There are existing residential developments in all directions around the site.

This applicant is asking for a Waiver of Development Standards for the 5 ft side interior setback. The existing garage was built with the northeast corner of the building 4.65 ft off the side yard property line: 0.35 ft short of the full 5 ft requirement. This is about a 7% deviation from the standard. The southeast corner of the garage was built 6.07 ft off the property line.

Justification for the waiver of standards is:

1) The building is already constructed.
2) The deviation from standard is very small, at about 7%.
3) The nearest offsite structure to the garage is 60 ft to the east on the adjacent property.
4) With the south end of the structure over 6 ft off the property line, the majority of the structure meets the 5 ft minimum setback requirement.

An attempt was made to file this waiver (WS-25-0117) and was accepted by Clark County Current Planning and Clark County Public Works in concept. Our planner at the time suggested we submit a minor deviation (AV-25-900133) application so that the applicant would not have

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0584-TAFOYA JOHN C:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce setbacks; and **2)** eliminate and reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Patterson Avenue and west of Carillo Street within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:
161-05-410-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the side setback for a Shed #1 where 5 feet is required per Section 30.02.06.
   b. Reduce the rear setback for a Shed #2 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
   c. Reduce the rear setback for a Shed #3 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
   d. Reduce the side setback for a Shed #3 to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
   e. Eliminate the front setback for a carport where 20 feet is required per Section 30.02.06.
2. a. Reduce the building separation between a Shed #1 and the existing storage to 4 feet 10 inches where 6 feet is required per Section 30.02.06 (a 31% reduction).
   b. Reduce the building separation between a Shed #2 and Shed #3 to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
   c. Eliminate the building separation between the carport and shade structure inches where 6 feet is required per Section 30.02.06.
   d. Eliminate the building separation between the shade structure and single-family residence where 6 feet is required per Section 30.02.06.

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

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BACKGROUND:

Project Description

General Summary

- Site Address: 4458 Patterson Avenue
- Site Acreage: 0.23
- Project Type: Setback/separation
- Building Height (feet): 8 (Sheds #1 & #2)/9 (Shed #3)/14 (carport)/8 (shade structure)
- Square Feet: 40 (Shed #1)/ 48 (Shed #2)/120 (Shed #3)/624 (carport)

Site Plan

The site plan shows an existing single-family residence fronting Patterson Avenue. An existing carport is located on the southeast side of the home, adjacent to the garage and driveway. A light metal shade structure is situated in the front (south) yard beneath the roof eaves. An existing patio extends along the rear of the residence. In the northwest corner, is an existing and permitted storage structure shown with a 5 foot setback from the north property line. Shed #1 is located south of the storage structure with a 4 foot 10 inch separation. Shed #2 and Shed #3 are positioned near the northeast corner of the site with a 3 foot separation between them; Shed #2 and Shed #3 have a 1 foot rear setback and Shed #3 has a 1 foot side setback.

Landscaping

Landscaping is not a part of this request.

Elevations

The plan depicts Sheds #1, #2, and #3 are 8 feet in height, constructed of metal panel and shingle roof. The carport is 14 feet in height and constructed of metal columns and a metal pitched roof. The Shade structure is 8 feet in height and constructed of metal column and a metal pitched roof.

Applicant's Justification

The applicant indicates that the sheds are used for private storage of personal belongings and household tools. The applicant states that enforcing the required setbacks would require relocating or demolishing the structures, creating an undue hardship. Due to the applicant's limited physical ability, and financial constraints, moving or rebuilding the structures, or hiring professional assistance to do so is not feasible.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE26-06671 is an active violation for building without permits.

STANDARDS FOR APPROVAL:

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

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Analysis

Comprehensive Planning

Waivers of Development Standards

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

Setbacks and building separations are intended to promote safety and aesthetically pleasing neighborhoods. Staff finds that the reduced setbacks and separation may negatively impact the surrounding properties Once the outdoor storage is removed, the site will have adequate space to meet the required setbacks and building separations. The requests are a self-imposed hardship. 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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Outdoor storage to be removed prior to building permit issuance.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

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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:
PROTESTS:

APPLICANT: JOHN TAFOYA
CONTACT: JOHN TAFOYA, 4458 PATTERSON AVENUE, LAS VEGAS, NV 89178

DRAFT

Waver for Variance Request

Parcel # 161-05-410-015
Property address: 4458 Patterson Ave. Las Vegas NV 89104
Jurisdiction: Clark County NV
Owner: John Tafoya
Phone Number: (702)755-1557

To Whom It May Concern:

I am writing to formally request a Waiver of Development Standards under Clark County

Title 30 regulations to allow for a reduction in following setback

1. Waver of Development Standards to reduce rear set back of a shed (Structure number 2 & 3) To 1 foot where 5 feet is required
2. Waver of Development Standards to eliminate side set back of a shed (Structure number 1) where 5 feet is required.
3. Waver of Development Standards to reduce front setback of the carport to 6 feet 6 inches where 20 feet are required
4. Waver of Development Standards to reduce building separation from the carport and the home to 11 inches where 6 feet are required
5. Waver of Development Standards to reduce building separation from the shed # 1 and the existing storage building 4 feet 10 inches where 6 feet are required
6. Waver of Development Standards to reduce building separation from the shed # 2 and shed # 3, 3 feet where 6 feet are required
7. Waver of Development Standards to reduce building separation between the shade structural and house to 2 inches where 6 feet are required
8. Waver of Development Standards to reduce building separation between the shade structural and the carport to 11 inches where 6 feet are required

Project and Detailed Description

The structures in question are small, detached storage sheds located in my backyard. These structures are used strictly for the security, private storage of my personal belongings, household tools, and seasonal items.

Justification and Hardship

Strict enforcement of the setback rules would require me to completely relocate or demolish this existing shed, creating an extreme and undue personal hardship.

I am an older man living entirely by myself. Due to my age and living situation, I do not have the physical strength or layout assistance to dismantle, move, or rebuild a heavy structure. Furthermore, These sheds are filled with heavy personal items accumulated over many years. Sorting, lifting, and Relocating these stored belongings by myself is a logistical and physical impossibility. Hiring professional contractors or movers to relocate the structure and its contents would place an unfair, severe financial burden on me.

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-26-700040-KBRM02, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 3.72 acres.

Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:
140-05-803-007; 140-05-803-008

EXISTING LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 4070 N. Las Vegas Boulevard
- Site Acreage: 3.72
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states the proposed Business Employment (BE) land use category on the site is compatible with the surrounding land uses in the area and will allow them to meet their operational goals. Furthermore, the request will reinforce economic development by supporting employment based activities.

Prior Land Use Requests (APN 140-05-803-008 only)

Application Number	Request	Action	Date
ET-0009-99 (VC-0838-98)	First extension of time for variances from certain development standards associated with an existing mobile home park	Denied by PC	May 1999
VC-0838-98	Variances from certain development standards associated with an existing mobile home park	Approved by PC	September 1998

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Prior Land Use Requests (APN 140-05-803-008 only)

Application Number	Request	Action	Date
VC-0673-95	Variance to allow a storage yard in conjunction with an existing mobile home park	Denied by PC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IL & CG (AE-65 & AE-70)	Equipment rental or sales, retail, vehicle repair, & undeveloped
South	Corridor Mixed-Use	RM32 (AE-70)	Multi-family residential development
East	Business Employment	IL (AE-70)	Undeveloped
West	Corridor Mixed-Use	CG (AE-70)	Vehicle rental or sales

Related Applications

Application Number	Request
ZC-26-0565	A zone change from H-2 to IL zoning is a companion item on this agenda.
UC-26-0566	A use permit, waivers of development standards, and a design review for truck parking and staging and outdoor storage is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Corridor Mixed-Use (CM) to Business Employment (BE). Intended primary land uses in the proposed Business Employment (BE) land use category include office, distribution centers, warehouse/flex space, technology, and light-industry. Supporting land uses include small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

The request for the Business Employment (BE) land use category on the site is compatible with the surrounding area. The adjacent property to the east is already planned for Business Employment (BE) uses and is zoned IL. Although the abutting properties to north are planned for Corridor Mixed-Use (CM), the properties are zoned IL which is conforming to the Business Employment (BE) land use category. Even though the property to the south is a multi-family residential development zoned RM32, proper buffering and screening with the design of the site can mitigate potential adverse impacts to the property. Furthermore, Nellis Air Force Base is approximately 725 feet to the east. Industrial land uses such as Business Employment (BE) tend to be more compatible with Nellis Air Force Base operations when in close proximity to the base, and therefore, the request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for the Business Employment (BE) land use category is appropriate for this location.

Staff Recommendation
Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Ensure that the fire access lanes, turning radius, turn arounds all meet the Clark County code requirements.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

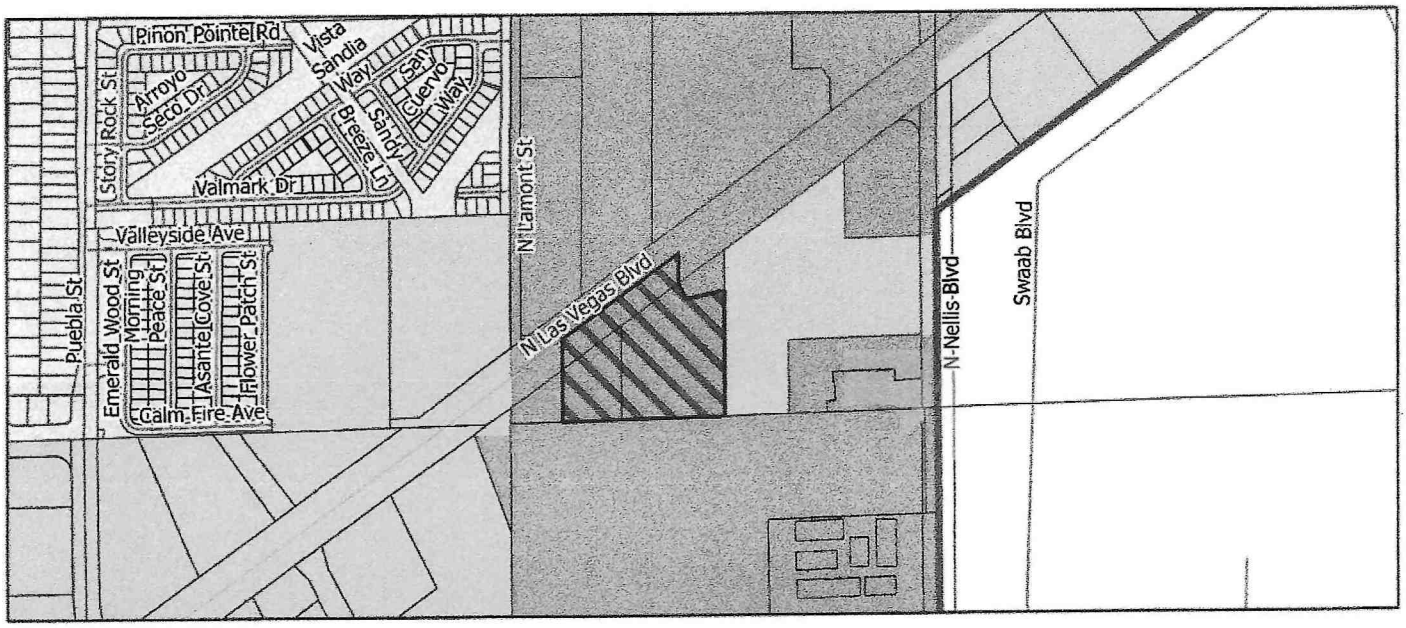
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: EDGAR MONTALVO
CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128

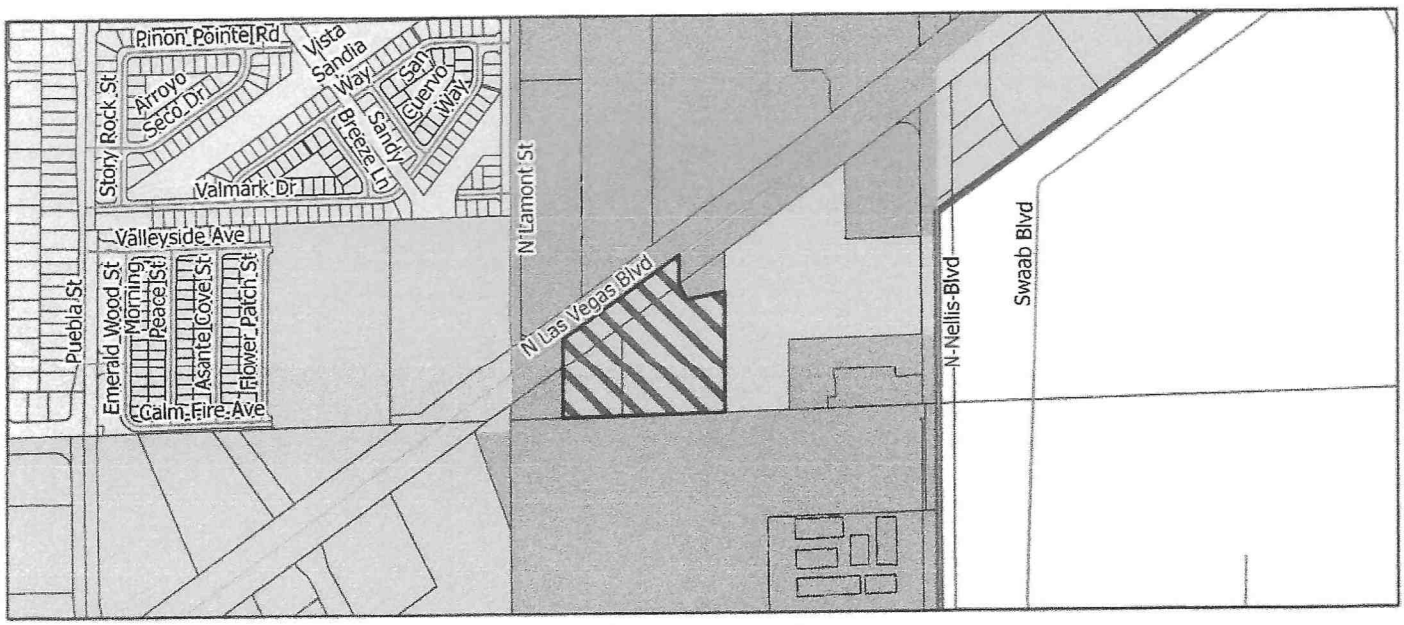
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Planned Land Use Amendment
PA-26-700040

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Current



Requested

Requested Area To Change
Planning Areas

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

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

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

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

Sunrise Manor
Clark County, Nevada

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

CLARK COUNTY
COMPREHENSIVE PLANNING

0 350 700 Feet

Map created on: September 09, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

April 22, 2026

TO: Clark County
Comprehensive Planning Department

PLAN AMENDMENT JUSTIFICATION

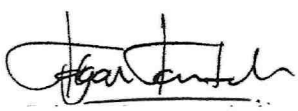
RE: FERNANDEZ TRAILER PARK

To whom it may concern.

The purpose of this letter is to respectfully request a Plan Amendment for the subject propertys located at **4070 N Las Vegas Blvd, A.P.N. 140-05-803-008 & 140-05-803-007** to change the land use designation from **CM (Corridor Mixed-Use)** to **BE (Business Employment)**. the use that the site will have is for truck parking and outdoor storage, includes a building that functions as office space for administrative and operational activities. The property and building will be exclusively operated by Ewall Trucks and will not be open to the general public. Trailers will be stored on-site while awaiting service or assignment to a work route, making the Business Employment (BE) designation more appropriate than the current CM designation.

This amendment is necessary to align the property's operational use with the County's land use policies. The BE designation better supports light industrial activities such as trailer storage and parking, while ensuring compatibility with surrounding land uses. Approving this Plan Amendment will provide for orderly land use planning, reinforce economic development by supporting employment-based activities.

Sincerely



Edgar D. Montalvo

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0565-KBRM02, LLC:

ZONE CHANGE to reclassify 3.72 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone.

Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:
140-05-803-007; 140-05-803-008

PROPOSED LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 4070 N. Las Vegas Boulevard
- Site Acreage: 3.72
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant states the proposed IL zoning on the site is compatible with the surrounding land uses in the area and will allow them to meet their operational goals. Furthermore, the request will support economic development of the area.

Prior Land Use Requests (APN 140-05-803-008 only)

Application Number	Request	Action	Date
ET-0009-99 (VC-0838-98)	First extension of time for variances from certain development standards associated with an existing mobile home park	Denied by PC	May 1999
VC-0838-98	Variances from certain development standards associated with an existing mobile home park	Approved by PC	September 1998
VC-0673-95	Variance to allow a storage yard in conjunction with an existing mobile home park	Denied by PC	September 1995

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IL & CG (AE-65 & AE-70)	Equipment rental or sales, retail, vehicle repair, & undeveloped
South	Corridor Mixed-Use	RM32 (AE-70)	Multi-family residential development
East	Business Employment	IL (AE-70)	Undeveloped
West	Corridor Mixed-Use	CG (AE-70)	Vehicle rental or sales

Related Applications

Application Number	Request
PA-26-700040	A plan amendment from Corridor Mixed-Use (CM) to Business Employment (BE) is a companion item on this agenda.
UC-26-0566	A use permit, waivers of development standards, and a design review for truck parking and staging and outdoor storage is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL zoning on the site is compatible with the surrounding area. The adjacent and abutting properties to the east and north are already zoned IL. Although the property to the south is a multi-family residential development zoned RM32, proper buffering and screening with the design of the site can mitigate potential adverse impacts to the property. Furthermore, Nellis Air Force Base is approximately 725 feet to the east. Industrial zoning districts tend to be more compatible with Nellis Air Force Base operations when in close proximity to the base, and therefore, the request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

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PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Ensure that the fire access lanes, turning radius, turn arounds all meet the Clark County code requirements.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EDGAR MONTALVO
CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128

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#8

April 22, 2026

TO: Clark County
Comprehensive Planning Department

ZONING CHANGE REQUEST

RE: FERNANDEZ TRAILER PARK

To whom it may concern.

The purpose of this letter is to respectfully request a zoning change for the subject property located at **4070 N Las Vegas Blvd, A.P.N. 140-05-803-008 & 140-05-803-007** from **H-2 (General Highway Frontage District)** to **IL (Industrial Light)** zoning designation.

The proposed development consists of a new truck parking and outdoor storage, that will include a metal building functioning as office space for administrative and operational activities for the trucking park onsite. The facility is intended to the nature of the activities and associated heavy vehicle traffic, the current H-2 zoning does not adequately support the operational needs of the project.

Rezoning the site to the Industrial Light (IL) district is necessary to ensure the project is compatible with the intensity and functional requirements of the proposed use. The IL zoning designation allows for light industrial activities.

To align with the goals and policies established in the Clark County Master Plan, the request addresses Policy 1.4.5: Buffers and Transitions. The project will incorporate standardized buffer requirements along both N Las Vegas Blvd and the adjacent residential area. These buffers are designed to mitigate the potential impacts of higher-intensity industrial uses and ensure a smooth transition between different land use types. By doing so, the proposed zoning change supports the County's vision of thoughtful growth and compatibility with surrounding neighborhoods.

We respectfully request your approval of this zoning map amendment to support the intended commercial use and economic development of the area.

Sincerely

Edgar D. Montalvo

10/20/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0566- KBRM02, LLC:

USE PERMIT for truck parking and staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and **2)** modified residential adjacency standards.
DESIGN REVIEWS for the following: 1) truck parking and staging; and 2) outdoor storage on 3.72 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay.

Generally located south of Las Vegas Boulevard North and west of Nellis Boulevard within Sunrise Manor. MK/rr/cv (For possible action)

RELATED INFORMATION:

APN:
140-05-803-007; 140-05-803-008

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate buffer and screening adjacent to a portion of APN 140-05-803-004 where an 8-foot decorative wall and a 15 foot wide landscape buffer is required per Section 30.04.02C.
2. a. Allow outdoor storage to occur adjacent to an area subject to residential adjacency per Section 30.04.06E.
   b. Allow higher-activity areas of development (truck parking) adjacent to and area subject to residential adjacency standards per Section 30.04.06G.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 4070 N. Las Vegas Boulevard
- Site Acreage: 3.72
- Project Type: Truck parking or staging
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 9,152
- Parking Required/Provided: 18/21
- Sustainability Required/Provided: 6/7

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Site Plan

The plan depicts a proposed outdoor storage yard and truck parking area located on 3.72 acres on the south side of Las Vegas Boulevard North and west of Nellis Boulevard. The outdoor storage yard and truck parking area is located along the eastern and southern sides of the project site. Waivers are requested to allow these uses to occur along the south side of the site adjacent to an area subject to residential adjacency. A proposed office building is located on the northeastern portion of the site. The office building is proposed to be set back 20 feet from Las Vegas Boulevard. An 8 foot decorative block wall for screening is proposed to be set back 20 feet from the street on each side of the building from the west property line to a driveway located immediately east of the building. An 8-foot decorative screen wall is also proposed along the shared property lines along the west and south sides of the property and adjacent to the south property line of APN 140-05-803-004. An existing 7 foot chain link fence is located along the east property line. A vehicle parking area with 21 spaces is provided along the south and west sides of the office. A trash enclosure is proposed near the northeast corner of the site. The entirety of the site, including the areas for outdoor storage, will be paved. Access to the site is granted via an existing shared driveway located at the northeast corner of the site along S. Las Vegas Boulevard. The proposed access gate will be set back a minimum of 39 feet from the north property line and will remain open during business hours. A sidewalk along the west side of the driveway will connect the office to the public sidewalk along the street. A pedestrian path with pavers is also proposed within the parking area west of the building.

Landscaping

The plan depicts a proposed street landscape area along Las Vegas Boulevard North consisting of a 20 foot wide landscape strip on the site behind the existing attached sidewalk which meets Title 30 standards. A 15 foot wide landscape buffer with 2 rows of evergreen trees is provided along the west and a portion of the northeast side of the site. The width of the landscape buffer is increased to 40 feet along the south side of the site with 4 rows of evergreen trees. A waiver is requested to not provide a landscape buffer and wall where the driveway is shared with APN 140-05-803-004 to the east. Landscaping is also provided in the parking areas in accordance with Title 30 standards.

Elevations

The plans depict a proposed single-story, prefabricated metal building with painted metal siding and measuring up to 24 feet in height. Fourt foot metal awnings are proposed above all windows and doorway. Windows are proposed to include low-e glass.

Floor Plans

The proposed office building measures 9,152 square feet in area and consists of an open floor plan with a reception area, and individual offices with double doors.

Applicant's Justification

The proposal is for a new truck parking and outdoor storage facility for exclusive use by Ewall Trucks. The proposal includes a metal building for office space for administrative and operational activities which are not open to the public. Trailers are proposed to be stored on-site while awaiting service or work assignments. The 40 foot wide landscape buffer adjacent to residential property to the south will mitigate impacts and ensure compatibility. The landscape

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buffer waiver adjacent to the commercially zoned property is requested as the driveway location prevents the installation. The buffer is provided elsewhere as required. The north elevation of the building does not fully comply with non-residential design standards, but a continuous landscape buffer is provided to mitigate the visual impacts and enhance the streetscape.

Prior Land Use Requests (APN 140-05-803-008 only)

Application Number	Request	Action	Date
ET-0009-99 (VC-0838-98)	First extension of time for variances from certain development standards associated with an existing mobile home park	Denied by PC	May 1999
VC-0838-98	Variances from certain development standards associated with an existing mobile home park	Approved by PC	September 1998
VC-0673-95	Variance to allow a storage yard in conjunction with an existing mobile home park	Denied by PC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	IL (AE-65) & CG (AE-70)	Equipment rental or sales, retail, vehicle repair & undeveloped
South	Corridor Mixed-Use	RM32 (AE-70)	Multi-family development
East	Business Employment	IL (AE-70)	Undeveloped
West	Corridor Mixed-Use	CG (AE-70)	Vehicle rental or sales

Related Applications

Application Number	Request
PA-26-700040	A plan amendment from Corridor Mixed-Use (CM) to Business Employment (BE) is a companion item on this agenda.
ZC-26-0565	A zone change from H-2 to IL is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff has no objection to the request for truck parking and staging on the site, as the site will be secured by 7-foot fencing and 8-foot decorative walls along all perimeters. The site will have a building on site for the purpose of monitoring on-site activities as well as a vehicular gate for controlling access. All truck access will be from N. Las Vegas Boulevard and will not impact traffic within any residential areas to the south.

Waivers of Development Standards

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

Waiver of Development Standards #1

The elimination of a portion of the landscape buffer and wall adjacent to the commercial property to the northeast is due to the presence of a shared driveway. However, a landscape buffer and wall are provided along the shared property boundary on the south side of the commercial property. Therefore, staff can support this waiver.

Waivers of Development Standards #2a & #2b

Truck parking and staging as well as outdoor storage consisting of trailers stored on-site while awaiting service or work assignments will occur on the southern portion of the property closest to a multi-family residential area to the south. However, the landscape buffer has been increased to 40 feet in width with two additional staggered rows of evergreen trees. This intense landscape buffer should help to mitigate the effects of the truck-related activities on the subject site. Therefore, staff can support this waiver.

Design Reviews

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

The proposed plans show that the site layout offers ample vehicular parking and truck circulation that is a functional in accordance with the Title 30 standards. The site has access to an arterial street with adequate street landscaping with a screen wall along the Las Vegas Boulevard North. An intense landscape buffer is provided along the southern property boundary so that the truck staging and outdoor storage areas are adequately screened. While the metal office building does not entirely comply with the design standards of Title 30, the landscape buffer will serve to mitigate some of the visual impacts on the streetscape. Therefore, staff can support the design reviews.

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Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

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

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

Fire Prevention Bureau
- Ensure that the fire access lanes, turning radius, turn arounds all meet the Clark County code requirements.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: EDGAR MONTALVO
CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128

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July 20 , 2026

TO: Clark County
Comprehensive Planning Department & Public Works

PROJECT JUSTIFICATION LETTER

RE: Fernandez Trailer Park

To whom it may concern.

The reason for this letter is to request the approval of a Use Permit, Design Review, and Waivers of development standards for a new truck parking and outdoor storage, with a metal building that will function exclusively as office space for administrative and operational activities associated with the company's truck operations and for the truck parking onsite, to be located at 4070 N LAS VEGAS BLVD with the A.P.N. 140-05-803-008 & 140-05-803-007

The property and building will be used exclusively by the company "Ewall Trucks" and will not be open to the public. The trailers will be stored on-site while awaiting service wich is on site or while pending work route assignments.

There are a total of 18 parking spaces required for the project, and 21 parking spaces (including 1 ADA stall) are provided to the project to avoid the need for a parking variance.

Through this design review we respectfully request your approval of the following waivers:

W1- We respectfully request a waiver to allow higher-activity development (Outdoor Storage), specifically parking, adjacent to areas subject to Residential Adjacency standards where such use is typically not permitted, pursuant to Section 30.04.06.G.1. Although the proposed parking area is located adjacent to a residential property, the design provides a 40-foot-wide buffer between the parking area and the residential use. This buffer significantly exceeds the separation necessary to mitigate potential impacts and provides an effective transition, ensuring compatibility with the adjacent residential area.

W2- We respectfully request a waiver to eliminate buffering and screening adjacent to APN 140-05-803-004 (zoned CG) next to driveway where an 8-foot-tall decorative screen wall and a 15-foot-wide landscape buffer with 2 rows of evergreen trees are required by Sec. 30.04.02C. This is only for the portion of the property that abuts an existing driveway. A buffer cannot be provided due to the

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400077 (UC-24-0274)-GOLDEN BAR N LOUNGE, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone.

Generally located west of Nellis Boulevard and south of Stanley Avenue within Sunrise Manor. TS/lm/cv (For possible action)

RELATED INFORMATION:

APN:
140-20-804-011; 140-20-804-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow access to a local street where not permitted per Section 30.04.06.
   b. Allow a trash enclosure 5 feet from a residential district where a minimum of 50 feet is required (a 90% reduction).
2. a. Allow an attached sidewalk on Nellis Boulevard where a detached sidewalk is required per Section 30.04.08C.
   b. Allow an attached sidewalk on Stanley Avenue where a detached sidewalk is required per Section 30.04.08C.
3. a. Reduce landscape buffer to 5 feet where 15 feet is required per 30.04.02B (a 66.6% reduction).
   b. Reduce landscape buffer to 10 feet where 15 feet is required along the south property line per Section 30.04.02B (a 33.3% reduction).
   c. Allow a single row of evergreen trees where a double row of evergreen trees is required per Section 30.04.02B.
4. a. Reduce driveway throat depth to 5 feet where 25 feet (Stanley Avenue) is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (an 80 % reduction.
   b. Reduce driveway approach distance to 17 feet 8 inches where 150 feet is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (a 64% reduction).
5. Allow a 15 foot back of curb radius where a 25 foot radius is required per Section 30.04.08C and Uniform Standard Drawing 225 (a 40% reduction).

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

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BACKGROUND:

Project Description

General Summary

- Site Address: 1695 & 1665 N. Nellis Boulevard
- Site Acreage: 0.53
- Project Type: Retail (convenience store) with gas station
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/19 (canopy)
- Square Feet: 3,128
- Parking Required/Provided: 9/12
- Sustainability Required/Provided: 7/5.5

Site Plans

The previously approved plans depict a proposed convenience store with an attached restaurant suite and a gasoline station. The convenience store building is located on the southwestern portion of the site, approximately 10 feet from the south property line and 10 feet from the west property line, and the gasoline service pumps and canopy are located on the northern portion of the site, approximately 26 feet from the north property line, 24 feet from the east property line, and 33 feet from the west property line. The fuel tanks are located within approximately 15 feet of the west property line adjacent to a residential development. The building and canopy structure are located at least 52 feet from the public streets to the north and 73 feet to the west. The site has access to Nellis Boulevard and Stanley Avenue. There are 12 parking spaces located on the east side of the convenience store and adjacent to Nellis Boulevard. The trash enclosure is located 5 feet from the west property line on the north side of the convenience store building. There is a bike rack with electrical charging station proposed on the north side of the building along with an EV capable space located on the north end of the parking area adjacent to Nellis Boulevard.

Landscaping

The previously approved plans depict a 10 foot wide landscape area with attached sidewalk located along the north property line adjacent to the Stanley Avenue right-of-way and a 10 foot wide landscape area with an attached sidewalk is located along the east property line adjacent to Nellis Boulevard. There is an existing overhead power line along Nellis Boulevard and medium evergreen trees are provided within the easement. The landscape areas adjacent to the south and east property lines adjacent to existing residential uses are a minimum of 5 feet wide with a single row of large evergreen trees planted 10 feet apart. Landscaping is provided adjacent to parking lot areas. The landscape materials include trees, shrubs, and groundcover. Existing streetlight poles along Nellis Boulevard are to be relocated outside of the proposed sight visibility zone at the driveway entrance. The existing block walls along the west property line are to remain and be increased to an overall height of 8 feet. There is an existing 8 foot high decorative block wall along the south property line.

Elevations

The previously approved plans depict a convenience store building with a flat roof with parapet walls and a varied roofline ranging in height from 21 feet to 24 feet on the north, east, and south

elevations. The west elevation has an overall height of 21 feet with a single elevation over the 86 foot length of the building. The building has a typical modern architectural façade that includes stucco siding with architectural features and enhancements such as architectural insets, reveals, stone veneer, and fenestration. The proposed gasoline canopy has an overall height of 19 feet and includes painted columns and stone veneer to match the retail convenience store building. Exterior colors include varying shades of grey and white to complement the color schemes of the adjacent residential properties. The west elevation of the building includes a decorative paint scheme. The roof plan indicates that the materials include cool-type roof coating with a 102 SRI rating and roof mounted solar panels over a minimum of 70% of the roof.

Floor Plans

The previously approved plans depict a 3,128 square foot convenience store with 4 pumps covered by a gasoline service canopy.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0274:

Comprehensive Planning

- Provide 2 EV capable parking spaces;
- Work with staff to provide additional shrubs and/or trees where possible;
- Southern and western walls to be decorative;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to submit application to vacate a portion of Stanley Avenue to construct a detached sidewalk;
- Drainage study and compliance;
- Traffic 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0277-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2B WAS WITHDRAWN.

DRAFT

Applicant's Justification

The applicant indicates that they have submitted multiple applications to the Public Works Department Mapping Team (MSM-25-600006 and PW25-14184) and the Building Department (BD-25-41296, BD25-50898, BD25-50900, and BD25-50903), which are pending NV Energy concurrence for the relocation of a power pole and Nevada Department of Transportation concurrence on the plans.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0274	Use permit for a convenience store and associated waivers	Approved by BCC	August 2024
ZC-0064-96	Zone change to C-2 zoning for an existing restaurant and tavern	Approved by BCC	February 1996
VC-103-72	Variance to construct and maintain a 320 square foot facia above the existing roofline of an existing non-conforming structure (restaurant and bar)	Approved by BCC	November 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use & Compact Neighborhood (up to 18 du/ac)	CG	Retail center
South & West	Corridor Mixed-use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RS2	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.

Since the application was approved the applicant has submitted building permit applications for the commercial building (BD25-40993), fuel canopy (BD-25-41296), and other related permits to the Building Department for review and approval. Additionally, the applicant has submitted a Minor Subdivision Map (MSM-25-600006) and has submitted various technical studies to Public

Works for review and approval. Therefore, staff finds the applicant has been working toward the completion of the project and supports this extension of time request.

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 August 7, 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JACK PANOU PANOU
CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
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PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 30, 2026

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

RE: Two-Year Extension of Time UC-24-0274, 140-20-804-011, 012

To whom it may concern,

I represent Golden Bar N Lounge LLC, that is both the property owner and applicant of the above-entitled matter. In August 2024, the Commission approved a Design Review and Use Permit for a fueling station at the southwest corner of Stanley Avenue at Nellis Boulevard.

Since receiving approval (attached), the operator has diligently moved forward with multiple submittals to the Mapping Team and Building Department. The Fire Department and utilities note the plans are ready for mylar. One of the more significant requirements of the approved plans involved a possible relocation of an existing power pole to maintain adequate egress visibility onto Nellis Boulevard. Likewise, because Nellis Boulevard is a state managed road, the design must undergo review and approval by Nevada Department of Transportation (NDOT). Because the project cannot be constructed without concurrence of both NV Energy and NDOT, the project manager first initiated their review and sign-off before advancing the remaining Clark County permitting submittals.

The review timelines associated with these agencies are time-intensive and extend beyond the applicant's direct control. For this reason, we respectfully request a two-year extension of UC-24-0274.

Your consideration for this first extension of time is sincerely appreciated.

Respectfully,

LD Dreja

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut
(702) 598-1408

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400079 (ZC-23-0931)-CHARLES LAMB, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced parking; and **2)** reduced street landscaping.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a restaurant; and **3)** a multi-family residential development on 3.20 acres in a CG (Commercial General) Zone and an RM50 (Residential Multi-Family 50) Zone.

Generally located south of Charleston Boulevard and east of Lamb Boulevard within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:
161-05-115-002; 161-05-115-010

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce the number of required parking stalls for a drive-thru restaurant to 7 spaces where 8 spaces are required per Table 30.60-1 (a 13% reduction).
   b. Reduce the number of required parking stalls for a multiple family development to 169 spaces where 207 spaces (previously notified as 212 spaces) are required per Table 30.60-1 (an 18% reduction).
2. Reduce the width of a street landscaping strip behind an attached sidewalk to 10 feet where 15 feet is required per Section 30.64.030 (a 33% reduction).

DESIGN REVIEWS:
1. Permit alternative parking lot landscaping (tree location and landscaping finger islands) where parking lot landscaping is required per Figure 30.64-14.
2. Drive-thru only restaurant.
3. A 138 unit requested 120 unit approved multiple family residential.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE
SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.4 (restaurant)/2.8 (multiple family)/3.2 (overall)
- Project Type: Drive-thru restaurant and multi-family development

- Number of Lots/Units: 138 (overall)/126 (1 bedroom units)/12 (2 bedroom units) requested – approved for 120 units
- Density (du/ac): 49 requested/42.6 approved
- Number of Stories: 1 (restaurant)/3 (multi-family)
- Building Height (feet): 18 (restaurant)/36 (multi-family)
- Square Feet: 783 (restaurant)/64,378 (multi-family)
- Open Space Required/Provided: 13,800/18,300
- Parking Required/Provided: 8/7 (restaurant)/207/169 (multi-family)/215/176 (overall)

Site Plans

The approved plans depict a commercial and multiple family residential development (apartments) spread across 3.20 acres, approximately 300 feet east of the southeast corner of Lamb Boulevard and Charleston Boulevard. The overall development is shown to be located on 2 parcels with the commercial development located on the northern parcel along Charleston Boulevard with this parcel shown to be 0.40 acres, and the multiple family residential development located on a 2.80 acre parcel to the south.

The commercial development is shown to be a 783 square foot drive-thru only restaurant and will be within the C-2 (General Commercial) Zone in the norther portion of the site. The restaurant building is shown to be rectangular in shape and is in the north-central portion of the parcel with the building set back 15 feet from Charleston Boulevard, 19 feet from the western property line, 137 feet from the southern property line, and 39 feet from the eastern property line. The drive-thru lane is shown to be 27 feet wide and narrows down to 14 feet wide. The drive-thru lane will start at the south end of the property as two, 12.5 foot wide lanes with a 3 foot wide median. The lanes turn north and narrow down to one lane after the call box where the lane turns east toward the pick-up window. The drive-thru exits just to the south of the building near the existing driveway to Charleston Boulevard. Parking, the trash enclosure, and a 25 foot by 10 foot loading area are located directly to the south of the restaurant building and to the west of a 32 foot wide drive aisle. A total of 7 parking spaces are provided where 8 are required. Access to the site is provided by a 32 foot wide existing drive aisle to Charleston Boulevard. The plans show a 5 foot wide pedestrian walkway connects to the Charleston Boulevard sidewalk immediately to the east of the RTC bus stop and runs south to connect the restaurant, restaurant parking area, and the multiple family residential building to the south.

The multiple family residential development proposed to be within the southern portion of the property which is in the RM50 (Residential Multi-Family 50) Zone. The proposed multiple family residential building is shown to be in the north-central portion of the southern parcel with the multiple family residential building set back 77 feet from the northern property line, 65 feet from the eastern property line, 115 feet from the southern property line, and 56 feet from the western property line. The 64,378 square foot residential building is M-shaped with 18,300 square feet of open and activity space located south of the building and in between the wing of the building. The open and activity space includes open areas, a pool, and a pickleball court. The building meets the required height-setback ratio setback of 60 feet from the single family residential development to south. The applicant had requested a total of 138 units with a density

of 49 dwelling units per acre; however, the project was approved at a maximum of 120 units which would be a density of 42.6 dwelling units per acre.

Parking is located surrounding all 4 sides of the building and are connected using 24 foot wide drive aisles. The parking lot drive aisles are gated by two, 6 foot high wrought iron sliding gates. A total of 176 parking spaces are provided where 207 parking spaces are required. Access to the site is provided by a 50 foot wide cross access driveway, which has access to Charleston Boulevard. Two trash enclosures are in the southwestern and northeastern portions of the site and are within 200 feet of the building.

Landscaping

The approved landscaping plans show street landscaping is being provided along Charleston Boulevard within a 10 foot to 15 foot wide landscaping strip behind the sidewalk. The landscaping strip contains a single row of trees spaced approximately 30 feet on center. Five trees are placed along the frontage where 4 trees are required. Within the restaurant parking area, trees are provided within landscape finger islands on each end of the 2 rows of parking with no more than 6 spaces between each island.

Within the southern parcel, both parking lot and perimeter landscaping are proposed to be provided. Within the parking lot, trees within 6 foot wide landscape finger islands are provided approximately every 6 to 12 spaces throughout the parking lot. Additional landscaping has been provided along the eastern side of the parking to make up for areas of the parking lot where trees may be missing. Overall, the multiple family development requires 36 parking lot trees where 36 trees have been provided, which allowed for a design review for alternative parking lot landscaping. Along the western property line, trees have been provided within a 5.5 foot wide landscaping strip spaced approximately 20 feet to 30 feet on center. Along the southern property line, an intense landscape buffer has been provided. Overall, 34 trees are provided in 2 staggered rows with trees spaced 10 feet on center within a 10 foot wide landscape strip.

Elevations

The approved elevations show the drive-thru restaurant building to be 18 feet tall and will consist primarily of stucco paneling on the exterior. The plans show the building will consist of a 15 foot tall portion along the western side of the building extending up to a 3 foot tall roof extension on the eastern side of the building. The 15 foot tall portion will be primarily gray stucco with the extended area accented by white scored stucco panels. The building will have an orange metal awning along the northern and eastern elevations with an orange, 11 foot tall metal canopy along the southern elevation. Green stucco pop-outs are provided at window and door areas along the eastern, southern, and northern elevations. Walk-up service windows are provided along the northern elevation with an access door in the central portion of the northern façade. In addition, a drive-thru service window is provided on the southern elevation.

The approved elevations show the multiple family residential building to be 36 feet tall spread across 3 stories. The exterior of the building is primarily stucco paneling with a flat metal roof parapet. The building is primarily painted a dark blue along the base of the building and light blue near peak with white panels alternating along the façade. White pop-out accentuate building modules and the alternating paint scheme calls out the different floors of the building. A main

building entrance is shown on the northern elevation with an aluminum commercial window-door system provided. Side entrances with aluminum/glass doors are provided on the other 3 facades. A system of double pane windows is provided on all floors and facades.

Floor Plans

The approved plans show the restaurant building will contain 783 square feet with this area spaced between a main cooking and food preparation area, a drive-thru service area, office, restrooms, and a storage and freezer/refrigerator area. The floor plans also show that the restaurant contains no indoor or outdoor seating areas.

The original plans submitted by the applicant depicted a multi-family residential development consisting of 138 units. However, the project was approved for a maximum of 120 units. The applicant has not submitted revised floor plans for the residential portion of the project.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0931:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Multiple family development to be age restricted to persons of age 55 and over;
- Multiple family development to include a perimeter fence with entrance/exit gate;
- A maximum of 120 units;
- Building to be a maximum of 3 stories;
- A 5 foot pedestrian walkway providing safe passage from the RTC bus stop along Charleston Boulevard to the entrances of both the restaurant and multiple family residential building shall be provided;
- Provide on-site stop sign at the exit of the drive-thru lane;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0019-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Initial civil engineering is on-going to determine the best path forward to coordinate on and off site improvement plans along with coordinating the parking, loading, and drive aisle design with adjacent owners. This coordination and agreement between parcels are necessary prior to submittals to Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0931	Zone change for APN 161-05-115-010 from C-2 to R-5 with waivers of development standards and design reviews for a multi-family residential and restaurant development	Approved by BCC	September 2024
PA-23-700055	Plan amendment for APN 161-05-115-010 from CM to EM for a multi-family residential development	Approved by BCC	September 2024
UC-0446-16	Use permit to replace and increase the height of electric utility poles	Approved by PC	August 2016
TM-0042-09	Tentative map for a 1 lot commercial subdivision (Charleston and Arden)	Approved by PC	June 2009
ZC-152-89	Zone change from R-E and R-2 to C-2 and H-1 zoning for a hotel/casino development	Withdrawn	June 1989
VC-1261-98	Variance to allow a check cashing service	Approved by PC	August 1988
UC-176-87	Use permit to establish an off-set printing facility within a shopping center	Approved by PC	July 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Retail & service buildings
West	Corridor Mixed-Use	CG	Retail & service buildings/undeveloped

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

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

Staff finds this is the first 2 year extension of time being requested for this application and the applicant indicates work is on-going with a civil engineer to prepare plans for submittal for both on and off-site improvements. Additionally, there have been no significant changes in the circumstances of the surrounding area and no changes to the project as well. The continuation of this application will not negatively impact the site or the surrounding area. However, staff finds the applicant will need to demonstrate additional and significant progress towards completion should another extension of time request be presented. For these reasons, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Until September 18, 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.

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Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: PEYMAN MASACHI
CONTACT: JAMES GRINDSTAFF, 2608 MOUNTAIN RAIL DRIVE, NORTH LAS VEGAS, NV 89084

DRAFT

Charles Lamb, LLC

74 Hunt Valley Trail
Henderson, NEVADA 89052

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

July 27, 2026

RE: Extension of Time for application ZC-23-0931

ZC

As the owner of Charles Lamb, LLC for property located on the South side of Charleston Boulevard, East of Lamb Boulevard. Please accept this application for an extension of time.

The original application (ZC-23-0931) was approved on September 30, 2024. With a condition to commence the project within two years of the approval date.

We have begun our initial work with our Civil Engineer to determine the best path forward to coordinate our on and off-site improvement plans coordination's with the parking, loading and drive aisle with adjacent owners. This coordination and agreement between parcels is necessary prior to submittals to Clark County.

We respectfully request approval of our extension of time for 2 additional years to complete the final requirements.

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

Sincerely,

As Manager Peyman Masachi

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

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0579-PEREZ ROBERTO & GONZALEZ FRANCISCO E:

USE PERMITS for the following: **1)** outdoor storage and display; and **2)** livestock, small.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** eliminate street landscaping; **3)** reduce gate setback; **4)** eliminate the drainage study; and **5)** waive full off-site improvements.
DESIGN REVIEW for outdoor storage and display and related retail on 2.37 acres in an IP (Industrial Park) Zone with the Airport Environs (AE-80 & APZ-1) Overlay.

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

RELATED INFORMATION:

APN:
140-16-101-007

WAIVERS OF DEVELOPMENT STANDARDS:

- a. Reduce the street setback to 9 feet where 20 feet is required along Ringe Lane per Section 30.02.18IP (a 55% reduction).
  b. Reduce the street setback to 19 feet where 20 feet is required along Nellis Boulevard per Section 30.02.18IP (a 5% reduction).

2. Eliminate required street landscaping along Ringe Avenue where a 10 foot wide minimum landscape strip shall be provided when an existing attached sidewalk is allowed to remain per Section 30.04.01D7.
3. Reduce the setback for a proposed access gate to 11 feet along Nellis Boulevard where 18 feet is required per Section 30.04.03E (a 39% reduction).
4. Eliminate the drainage study where required per Section 30.04.08B.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Ringe Lane where required per Section 30.04.08C.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 3084 N. Nellis Boulevard
- Site Acreage: 2.37
- Project Type: Outdoor storage & retail
- Building Height (feet): 15 (feed store)/8 (office)

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- Square Feet: 1,677 (feed store)/2,000 (chicken coop)/1,787 (canopy)/1,536 (canopy)
- Parking Required/Provided: 4/4
- Sustainability Required/Provided: 7/1

Site Plans

The plans depict an existing industrial yard with outside storage of materials and vehicles. The western portion of the parcel will be for a feed store and the eastern portion for outdoor storage. The owner is in the process of subdividing this parcel into 2 parcels through a Minor Subdivision Map (MSM-25-600085). The lot is surrounded by chain-link fencing with existing gated access to Nellis Boulevard with a proposed gate along Ringe Lane. The fencing along Nellis Boulevard will be relocated 6 feet back of right-of-way line to provide alternative landscaping. The Nellis Farm and Feed store operates Monday through Saturday from 9:00 a.m. to 6:00 p.m. The gated entries will remain unlocked during unspecified business hours and lock the balance of the time. The applicant has stated there are no employees who work at this site.

The applicant is requesting use permits for outdoor storage without a principle indoor use in an Industrial Park (IP) zone and a use permit to allow for livestock small (chickens) to be raised at this location. The application also includes waivers of development standards for off-sites improvements, street landscaping, access gate setbacks, street setbacks, and drainage study.

Landscaping

The applicant will provide landscaping per the County's Alternative Landscaping. This alternative landscaping provides a large decorative metal plant every 30 feet and a large (18 inch min) boulder every 10 feet with crushed rock for groundcover.

Elevations

The plans depict an existing building that has a flat roofline and is used for an office located in the southwest portion of the lot and is 8 feet high. The adjacent building has a pitched roofline with vertical wooden slats and is use for the feed store and is 15 feet in height.

Applicant's Justification

The applicant states the outdoor storage is similar to other uses in the area. The request to waive full off-site improvements on Ringle Lane as it is being improved by the County through an SID (Special Improvement Plan). The SID will be installing curb, gutter and detached sidewalk. Until the County SID offsite improvements are installed, the applicant proposes a pavement transition to the new driveway. Another request is to waive the required drainage study per MSM-25-600085) as the applicant is not proposing any improvements. Since all offsite improvements are being waived, a drainage study would not be necessary to ensure mitigation measures are met or compliance with code.

The request for a reduced setback for an access gate along Nellis Boulevard. Since the gates are left unlocked during business hours, there will be no back-up of vehicles in the public right-of-way. The reduction in setbacks for the existing structures is requested as a parcel map will create a front setback for the canopy as it is currently a rear setback for the current makeup of the property. Where the front setback is required to be 20 feet per 30.02.18IP, we would be requesting the street setback to be reduced to 9.35 feet and also requesting to reduce the street

DRAFT

setback for the feed store along Nellis Boulevard to 19 feet as they exist with no proposed alterations. Because the proposed outdoor storage yard will incorporate the current existing canopies, the proposed alternative landscaping will provide an adequate buffer to Ringe Lane and is consistent with the surrounding area. There are no employees assigned to the yard. There are no structures being built on the site. Since this is a private storage yard, there are no assigned hours of operation. The existing development will not utilize a security guard.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North, South, East & West	Business Employment	IL (AE-80) (APZ-1)	Office, warehouse & outdoor storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

Staff finds the request for a use permit for outdoor storage and display is not compatible with the surrounding area. The adjacent and abutting properties to the east, south, and west are all zoned and planned for office/warehouse uses and industrial uses. The property has numerous vehicles and other materials stored on the property in a manner that is inconsistent with the surrounding area. The intent of providing an 8 foot CMU block wall is to provide both security and screening of outdoor storage of materials, particularly from the right-of-way being Ringe Lane and Nellis Boulevard. The applicant has not provided any mitigating measures to limit the potential negative impacts on the neighborhood or reasoning as of why keeping the existing chain-link fence around the property will suffice where a required 8 foot high CMU block wall is required. Staff cannot support this request.

Use Permit #2

The applicant is requesting a use permit for small livestock. Staff's primary concern with this request is to ensure compatibility with the surrounding uses. The applicant currently has an existing 2,000 square foot chicken coop. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties, in particular, livestock sanitation. The

impacts would be especially difficult to mitigate given the limited space available for adequate sanitation and buffering. Therefore, staff cannot support this application.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of establishing minimum setbacks is to maintain consistent development standards along street frontages and adjacent property lines. This effort is done to prevent massing of buildings, provide adequate buffers between structures, and minimize impacts to adjacent properties. Staff find the proximity of the existing canopies to the right of ways on the property lines is not compatible with the surrounding area. Review of the structure from street view shows it being in a dilapidated state and a replacement will allow the applicant to meet the required setbacks. Staff cannot support the request.

Waiver of Development Standards #2

The purpose of street landscaping is to enhance the perimeter of a site by providing shade for sidewalks and mitigate the urban heat island effect. While staff acknowledge that many of the parcels in this area and along Ringe Lane contain commercial and industrial uses, landscaping would greatly improve the site and the area overall. Even with the waiver for the required off sites, a 6-foot-wide landscape strip could have still been provided. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that many of the parcels in this area and along Ringe Lane and Nellis Boulevard contain numerous commercial vehicles and industrial materials and staff find that the type of vehicles that will be stored on-site may protrude into the right-of-way while waiting for the gates to open. In addition, this parcel will be used for retail sales of agricultural products to the public. Vehicles could potentially impede traffic or create safety hazards. For these reasons, staff cannot support this request.

Design Review

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

The intent of the Industrial Park (IP) zoning district is to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office uses. Industrial uses

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within this zoning district are typically sited to minimize impacts on adjacent residential neighborhoods and rights-of-way. However, due to the amount and type waivers requested for the project site, staff cannot support the design review.

Public Works – Development Review

Waiver of Development Standards #4

A drainage study is necessary to identify the need for drainage easements within the new lots being created by the parcel map (MSM-25-600085). The issue is that without creating the drainage easement at the same time the lots are created, future owners could be left with a disproportionate share of the burden dealing drainage issues; therefore, staff cannot support this request.

Waiver of Development Standards #5

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

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Public Works - Development Review

- Drainage study and compliance:
- Execute a Restrictive Covenant Agreement (deed restrictions):
- Applicant shall agree to participate on a Special Improvement District (SID) for off-site improvements, including but not limited to, fire hydrants, curb and gutter, paving and streetlights;
- Applicant shall construct all driveways as commercial curb return driveways, designed and built in accordance with current standards;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Dead end fire access over 150 feet in length shall be provided with turn around provisions.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

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

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10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0544-HAMPTON APTS, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a commercial pan driveway to remain; and **2)** traffic study and compliance.
DESIGN REVIEW for modifications to an existing multi-family residential development on 24.13 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Vegas Valley Drive and east of Nellis Boulevard within Sunrise Manor. JG/jm/cv (For possible action)

RELATED INFORMATION:

APN:
161-09-301-004

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow a commercial pan driveway to remain where a curb return driveway is required per Uniform Standard Drawing 222.1.
2. Waive traffic study and compliance where required per section 30.04.08B.

LAND USE PLAN:
SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3070 S Nellis Boulevard
- Site Acreage: 24.13
- Project Type: Multi-family residential
- Building Height (feet): 10 (carport)
- Parking Required/Provided: 856/881

Site Plan
The site plan identifies multiple existing driveways that are proposed to be modified, with new vehicular access gates added along Vegas Valley Drive and Nellis Boulevard. An existing carport and parking area will be removed on the southwest corner of the property, and directly adjacent to the driveway access off Nellis Boulevard. A new carport is proposed to replace the one being removed, and sufficient parking is still available on the site as per Title 30 minimum parking requirements.

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Landscaping
No landscaping is included with this project.

Elevations
The proposed carport is architecturally compatible in style and colors to the primary buildings and other structures. The scale and materials are also similar to other existing carports on the site. The carport will be a maximum of 10 feet tall and will be comprised of grey decorative metal.

Applicant's Justification
Per the applicant a notice from Las Vegas Metropolitan Police Department and Clark County Business License was received to improve the apartment complex entry points. The requirements include ensuring the whole perimeter is enclosed by a 6 foot high secure fence to prevent trespassing on the property. The proposed improvements aim to enhance safety for residents and upgrade the existing driveways. No other changes are being made to the complex.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-190-86	Zone change from R-E to R-4 for a 492 unit multi-family residential apartment complex	Approved by BCC	November 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Apartment complex
South	Compact Neighborhood (up to 18 du/ac)	RM18 & RS5.2	Apartment complex
East	Mid-Intensity Suburban neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
West	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	RM32 & CG	Apartment complex, retail, & restaurant

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

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

Staff finds the proposed carport is architecturally compatible in style and colors to the primary buildings and other structures. The scale and materials are also similar to other existing carports on the site, and sufficient parking is available as per title 30 minimum requirements. The proposed structure is replacing an existing carport to be removed, due to the driveway access reconfiguration. Additionally, staff has no concerns with the introduction of gates to the site to improve the safety of the area. Staff could support the request but if unable to as staff is not supporting the waivers of development standards.

Public Works - Development Review

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

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 #2

The request to install gates raises concerns regarding traffic circulation, emergency access, and overall road network impacts to the surrounding area. Gated access can create queuing at entry points, impede internal circulation, and affect response times for emergency services. Without a traffic circulation analysis that evaluates these conditions, staff cannot adequately assess or mitigate potential impacts. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

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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

- Traffic study and compliance.

Fire Prevention Bureau

- Ensure that the fire access lanes are minimum 24 feet and turning radius meet the code requirements.
- 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: EL DON HOME IMPROVEMENT
CONTACT: BALOVA ENGINEERING, LLC, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130

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10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0501-DIAMOND ALTO, LLC:

ZONE CHANGE to reclassify 2.1 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/rk/cv (For possible action)

RELATED INFORMATION:

APN:
140-18-203-006

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 2808 N. Pecos Road
- Site Acreage: 2.1
- Existing Land Use: Undeveloped

Applicant's Justification
The applicant indicates by way of background, the Board approved ZC-21-0534 to rezone the site to Industrial Park (IP) which is currently under a resolution of intent. ZC-21-0534 approved a vehicle paint/body shop on this site. Instead of building the approved body shop, the applicant is now proposing to develop an office/warehouse complex. Since ZC-21-0534 was approved under a resolution of intent with specific plans for a vehicle paint/body shop, the applicant is requesting a new zone change application for the same zoning district (IP) since the use on the property will be different.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400018 (ZC-21-0534)	First extension of time for a zone change from R-E to IP for a shopping center	Approved by BCC	April 2025
ZC-21-0534	Zone change from R-E to M-D (now IP) for office/warehouse buildings with a vehicle body shop	Approved by BCC	February 2022

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RM18 & RS20 (AE-65 & AE-70)	Multi-family apartments; single-family residences
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS5.2 (AE-65& AD-70)	Single-family residential
East	Business Employment	RS5.2 (AE-70)	Single-family residential
West	City of North Las Vegas	C-3 (AE-65)	Broad Acres Swap Meet

Related Applications

Application Number	Request
WS-26-0502	A waiver of development standards and design review for an office development is a companion item on this agenda.
TM-26-500116	A tentative map for 1 lot commercial subdivision is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and conforms to the proposed Business Employment (BE) land use category on the site. The surrounding area is slowly shifting towards more industrial and warehouse oriented uses based on the Nellis Air Force Base Airport Environs farther to the northeast. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base and the Airport Environs Overlay District. For these reasons, staff can support the zone change request to IP.

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
- Expunge ZC-21-0534.

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Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0116-2027 to obtain your POC exhibit: and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND ALTO, LLC
CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

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February 24, 2026

VIA EMAIL

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

Re: Justification Letter – Conforming Zone Change
Pecos Road/Alto Avenue
APNs: 140-18-203-006

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located at the northeast corner of Pecos Road and Alto Avenue. The property is more particularly described as APN: 140-18-203-006 (the "Site"). The Site is approximately 2.06 acres. By way of background, on February 2, 2022, the Board of County Commissioners approved ZC-21-0534 to rezone the Site to Industrial Park ("IP") under a resolution of intent. ZC-21-0534 approved a vehicle paint/body shop on the Site. ZC-21-0534 approval and zoning was subsequently extended by ET-25-400018 (ZC-21-0534) to February 2, 2027. Instead of developing the approved body shop, the Applicant is now proposing to develop a 21,384 SF of warehouse/office buildings. Since the original zoning to IP is approved under a resolution of intent, the Applicant is requesting a zone change to IP, again. Concurrently with the conforming zone change, the Applicant is submitting a design review and related waivers.

A zone change to IP is appropriate for the following reasons:

- The Site is master planned Business Employment (BE). An IP zone district is an allowed zoning district within the BE master plan. Therefore, the zone change request conforms to the master plan.
- All the property east of Pecos and north of Alto is planned BE.
- The Site is currently zoned IP under a resolution of intent by ZC-21-0534 and extend by ET-25-400018 to February 2, 2027. The Applicant is requesting to retain the current zoning of IP.
- The proposed office/warehouse building is consistent with the BE master plana and IP zoning.

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0502-DIAMOND ALTO, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce buffering and screening; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow an attached sidewalk; and **6)** alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse complex on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action)

RELATED INFORMATION:

APN:
140-18-203-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce front setbacks to 13 feet where 20 feet is the minimum required per Section 30.02.18B (a 35% reduction).
2. a. Reduce the width of the buffering and screening landscape strip to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).
   b. Increase the separation between trees in the same row within a buffering and screening landscape strip to 30 feet where 20 feet is the maximum per Section 30.04.02C. (a 50% increase).
3. Increase the maximum number of parking to 34 spaces where 27 spaces is the maximum permitted per Section 30.04.04D (a 26 % increase).
4. a. Allow outdoor storage as an accessory use adjacent to a residential use where not permitted by Section 30.04.06E.
   b. Reduce the separation between a residential use and parking stalls to 10 feet where 30 feet, when not separated by a primary building, is required per Section 30.04.06N (a 67% reduction).
   c. Allow roll-up overhead doors to face a residential use where not permitted by Section 30.04.06N.
   d. Reduce the separation between a residential use and a loading area to 10 feet where 50 feet is required per Section 30.04.06N (an 80% reduction).
5. Allow an attached sidewalk to remain where a detached sidewalk is required per Section 30.04.08C.
6. a. Reduce the approach distance of the driveway along Clifford Street to the intersection of Clifford Street and Alto Avenue to 33 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).

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b. Reduce the departure distance of the driveway along Pecos Road to the intersection of Pecos Road and Alto Avenue to 80 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 58% reduction).

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,564 (each building)/21,384 (total)
- Parking Required/Provided: 21/34 (inclusive of 3 ADA spaces)
- Sustainability Required/Provided: 7/7

History & Request
The site was previously entitled for a similar office/warehouse development in February 2022 with ZC-21-0534. This application permitted a 3-building office/warehouse complex containing 17,330 square feet. The previous application included a zone change from R-E (now RS20) to M-D (now IP) with a resolution of intent to complete by February 2, 2025, but was extended in April 2025 to February 2, 2027, by ET-25-400018. The applicant is now requesting to develop a 6-building, 21,384 square foot office/warehouse development with a significantly different layout than previously approved. This change to the proposed development requires a new design review, and due to the previous zone change having a resolution of intent imposed, another zone change as well.

Site Plan
The subject site is proposed to be developed with a 6 building office/warehouse complex with a total of 21,384 square feet of building area. Each office/warehouse building will consist of 3,564 square feet with a 2,468 square foot up to a 4,366 square foot outdoor storage area located either to the west or east of each building.

Buildings 1, 3, 5, and 6 are on the southernmost portion of the site, and Building 4 is located on the northern portion of the parcel. Building 3 is 13 feet from Alto Avenue and 51 feet to the west of Buildings 1 and 2. The 13 foot and 15 foot setbacks of these buildings require a waiver of development standards.

Access to the site is provided by a commercial driveway along Alto Avenue and another driveway along Clifford Street. The Clifford Street access point will only access Building 1 and 2, while the Alto Avenue driveway will provide access to Buildings 3 through 6. An exit only driveway is provided in the northwest corner of the site and exits out on to Pecos Road. A total of 21 parking spaces are required for the office/warehouse development with 34 spaces being

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provided. The number of spaces provided is over the maximum number of spaces permitted and requires a waiver of development standards.

Landscaping

Street landscaping is provided along Pecos Road, Alto Avenue, and Clifford Street within a 10 foot landscaping strip behind an existing 5 foot wide attached sidewalk. Within these landscaping strips, large trees are spaced every 25 feet on center and medium trees are spaces every 20 feet on center. Within the parking lot, trees and landscape finger islands are provided every 4 to 8 parking spaces. Along the north property line, screening and buffering landscaping is provided. This area consists of a 10 foot wide landscape strip with an 8 foot decorative screen wall. Within the provided landscape strip, evergreen trees are provided in 2 staggered rows with trees spaces every 30 feet within each row. The tree spacing and landscape strip width related to the screening and buffering landscaping requires a waiver of development standards.

Elevations

The elevations indicate each of the 6 proposed buildings will have a similar exterior design and height. Each building will be a maximum 25.5 feet in height with decorative metal panel along all building sides. All entrances, windows, and doors will be framed by a decorative metal popout. The main entrance to each building is called out using a roof pop-out and decorative metal feature with awnings. Where there are no windows or doors, a decorative metal panel feature is provided.

Floor Plans

Each building is proposed to contain a 3,564 square foot shell suite that contains a main warehouse area with a small office space containing a reception, office, wet bar, and bathroom. Each building is also provided with an outdoor storage area.

Applicant's Justification

The proposed site is being provided with an extra 7 spaces due to each building having a separate parking area and storage yard. The reduced screening buffer as well as the roll-up doors facing residential and the outside storage adjacent to residential are appropriate due to the parcels to the north being planned for Business Employment.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400018 (ZC-21-0534)	First extension of time for a zone change to reclassify the site from R-E to M-D for an office/warehouse complex with vehicle paint/body shop and repair uses	Approved by BCC	April 2025
ZC-21-0534	Zone change to reclassify the site from R-E to M-D for an office/warehouse complex with vehicle paint/body shop and repair uses	Approved by BCC	February 2022
ZC-19-0313	Zone change to reclassify the site from R-E to M-D for an office/warehouse complex with vehicle paint/body shop and repair uses - expired	Held No Date	July 2019

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Prior Land Use Requests

Application Number	Request	Action	Date
AC-235-88	Architectural supervision for a mini-warehouse facility with a manager's apartment - expired	Approved by PC	January 1989
ZC-103-88	Zone change to reclassify the site from R-E to C-3 for a mini-warehouse - expired	Approved by BCC	May 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RM18 & RS20 (AE-65 & -70)	Multi-family & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS5.2 (AE-65 & -70)	Single-family residential
East	Business Employment	RS5.2 (AE-70)	Single-family residential
West	City of North Las Vegas	C-3 (AE-65)	Broadacres Swap Meet

Related Applications

Application Number	Request
ZC-26-0501	A zone change from RS20 to IP zoning is a companion item on this agenda.
TM-26-500116	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

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

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

Waiver of Development Standards #1
The purpose of building setbacks, especially those within the front yard, is to reduce building massing along the street and to improve safety by reducing the proximity of buildings to the street. Staff finds in this instance the proposed buildings, at their closest point, is within 13 feet of the sidewalk along Alto Avenue. Staff finds given the size of the buildings being proposed

that this would place a large mass of buildings very close to the street, which is in consists with the other structures in the surrounding area. Given the site is currently undeveloped and previous applications did not require such setback reductions, staff cannot support this request.

Waivers of Development Standards #2 & #4

Screening and buffering landscaping along with special regulations for properties adjacent to existing residential developments are important in order to buffer existing less intense uses from the impact of new more intense uses. In this case, the area to the north contains various multi-family and single-family residential uses that have been in place for several years. While these properties are planned for Business Employment industrial type uses, the current use of these properties is residential in nature. While the proposed use of the subject site for outdoor storage may not impart too many effects on the existing residential properties, given the properties to the north have been around for many years, any negative effects would be unacceptable. Additionally, the site is currently undeveloped and could be developed with code compliant screening and buffering landscaping along with complying with the various requirements for developments adjacent to residential development. For these reasons, staff is unable to support these requests.

Waiver of Development Standards #3

The purpose of reviewing a significant increase in overall parking provided is to ensure the amount of parking being provided is necessary for the site and the additional pavement is being provided with an appropriate amount of parking lot landscaping. In this case, staff finds the site has been sufficiently provided with parking lot landscaping that should help reduce any effects that radiant heat may have on the area due to the additional pavement needed for the extra spaces. With that, staff finds the applicant has not sufficiently justified the proposed increase in the amount of provided parking especially for uses that tend to have a lower traffic flow. For these reasons, staff is unable to support this request.

Design Review

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

Staff finds the proposed development has mostly been situated in a logical manner by placing the buildings within the exterior of the site with parking situated around and adjacent to buildings. The proposed buildings have sufficient architectural articulations with entrances either facing the street or the interior parking lot. The site has sufficient access to the adjacent streets. Street and parking lot landscaping has also been sufficiently provided. With that said, staff is concerned that a reduced buffer and setback is being provided when such standards can be met given the undeveloped nature of the site. The site has also not been designed to effectively screen the more unsightly uses on the site such as roll-up doors and outdoor storage areas. Additionally, the applicant has not provided sufficient justification for parking provided onsite, which is well over the amount required for the site. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to allow the existing attached sidewalk to remain. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #6a

Staff cannot support the request to reduce the distance from the intersection to the driveway on Clifford Street. It is important for public safety that any driveway comply with the minimum standards, and where compliance is not possible due to the dimensions of the lot, alternate driveway locations be considered.

Waiver of Development Standards #6b

Staff cannot support the reduction in the distance from the intersection to the commercial driveway on Pecos Road since the frontage of the site will allow the driveway to comply with the minimum standard per Uniform Standard Drawing 222.1.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge ZC-21-0534;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Per CCUSD No. 234.2, applicant shall dedicate and construct a 10 foot by x 25 foot concrete shelter pad behind sidewalk for future bus shelter;

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- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Streets Pavement Reconstruction #108 project:
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0116-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND ALTO, LLC
CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT

10/21/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500116-DIAMOND ALTO, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located east of Pecos Road and north of Alto Avenue within Sunrise Manor. WM/hw/cv (For possible action)

RELATED INFORMATION:

APN:
140-18-203-006

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Industrial Subdivision
- Number of Lots: 1

Project Description
The plan depicts a proposed 1 lot industrial subdivision that is currently undeveloped with access to the site provided by proposed driveway found in the central portions of the frontages with Pecos Road, Clifford Street, and Alto Avenue. The proposed tentative map will facilitate the development of an office/warehouse complex on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400018 (ZC-21-0534)	First extension of time for a zone change to reclassify the site from R-E to M-D for an office/warehouse complex with vehicle paint/body shop and repair uses	Approved by BCC	April 2025
ZC-21-0534	Zone change to reclassify the site from R-E to M-D for an office/warehouse complex with vehicle paint/body shop and repair uses	Approved by BCC	February 2022
ZC-19-0313	Zone change to reclassify the site from R-E to M-D for an office/warehouse complex with vehicle paint/body shop and repair uses - expired	Held No Date	July 2019

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Prior Land Use Requests

Application Number	Request	Action	Date
AC-235-88	Architectural supervision for a mini-warehouse facility with a manager's apartment - expired	Approved by PC	January 1989
ZC-103-88	Zone change to reclassify the site from R-E to C-3 for a mini-warehouse - expired	Approved by BCC	May 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RM18 & RS20 (AE-65 & -70)	Multi-family & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS5.2 (AE-65 & -70)	Single-family residential
East	Business Employment	RS5.2 (AE-70)	Single-family residential
West	City of North Las Vegas	C-3 (AE-65)	Broadacres Swap Meet

Related Applications

Application Number	Request
ZC-26-0501	A zone change from RS20 to IP is a companion item on this agenda.
WS-26-0502	Waivers of development standards and a design review for a office/warehouse development are a companion item on this agenda.

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

Analysis
Comprehensive Planning
This request meets the tentative map requirements and standards for approval as outlined in Title 30 and is consistent with the currently proposed plans for the site, as well as those previously approved. The proposed map will also facilitate the development of the site into different parcels once development of the site is complete. As a result, staff can support this request.

Staff Recommendation
Approval.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Per CCUSD No. 234.2, applicant shall dedicate and construct a 10 foot by x 25 foot concrete shelter pad behind sidewalk for future bus shelter;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Streets Pavement Reconstruction #108 project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Building Department - Addressing

- On the vicinity map the street suffix shall be spelt out;
- On the vicinity map the street names shall not include directional prefixes;
- On the vicinity map the street shown as Giest Avenue shall be spelt Geist Avenue.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0116-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

DRAFT

APPLICANT: DIAMOND ALTO, LLC
CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0560-PROPERTY PROJECT 74:

ZONE CHANGE to reclassify a 0.58 acre portion of 2.11 acres from an RS20 (Residential Single-Family 20) Zone and an RM32 (Residential Multi-Family 32) Zone to a CG (Commercial General) Zone.

Generally located east of Nellis Boulevard and north of Harris Street within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:
140-28-301-007 ptn; 140-28-301-012 ptn

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 1066 N. Nellis Boulevard
- Site Acreage: 0.58 (zone change); 2.11 (site)
- Existing Land Use: Undeveloped parcels

Applicant's Justification
The majority of the site is currently zoned CG. The scope of the zone boundary amendment is for the approximate easterly 45-feet of APN's 140-28-301-007 and 140-28-301-012. The applicant is proposing to develop these parcels with a third parcel (140-28-301-011) already zoned CG as a unified commercial development. According to the applicant, the request for CG zoning will allow for a uniform zoning category across the entirety of the site of the proposed project. Additionally, the CG designation is consistent with the predominantly commercial character of the Nellis Boulevard corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-04-400097 (UC-0229-03)	First extension of time for a recreation facility - expired	Approved by PC	May 2004
UC-0229-03	Use permit and waivers of development standards for a recreational facility - expired	Approved by PC	March 2003

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Prior Land Use Requests

Application Number	Request	Action	Date
UC-0450-97	Use permit for a martial arts studio - expired	Approved by PC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle maintenance facility
South	Corridor Mixed-Use	CG	Restaurant
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RM18	Single-family residential & undeveloped
West	City of Las Vegas	C-1	Commercial development & undeveloped

Related Applications

Application Number	Request
UC-26-0562	Use permit, waivers of development standards, and a design review for a shopping center is a companion item on this agenda.
VS-26-0561	Vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
TM-26-500129	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning is compatible with the surrounding area. The adjacent developments to the west, north, and south have similar commercial uses and are zoned CG. The subject parcels are part of a proposed development that includes an additional parcel that already has CG zoning. Reclassifying the RS20 and RM32 portions of the subject parcels to a CG zone will provide uniform zoning for the entire proposed project site. The project will attract new businesses to the area, which in return will create employment opportunities for the surrounding community. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Ensure that the fire access lanes, turning radius, turn arounds, stub streets and hydrant placements all meet the Clark County code requirements.
- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0115-2027 to obtain your POC exhibit: and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VENTURA ENTERPRISES INVESTMENTS AND DEVELOPMENT
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT

LAW OFFICE
Brown, Brown & Premsrirut
An Association of Professional Corporations
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL:
jbrown@brownlawlv.com

May 2, 2026

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

Re: Justification Letter – Zone Change
APNs: 140-28-301-007 and 012 - 1000 N. Nellis Boulevard

To Whom It May Concern:

This office represents the "Applicant" in the above referenced atter. The subject site is located at the northeast corner of the North Nellis Boulevard/Harris Avenue intersection and contains 3.5 acres (including a parcel not part of this zone change). Applicants propose redeveloping an existing site to include retail, restaurant, and automotive uses. In addition, a tentative map and land use applications will accompany this submittal.

Zone Change

Although entirely within the Corridor Mixed-Use (CM) Planned Land Use, APN 140-28-301-007 has an approximate 45-foot strip of RM-32 on the eastern property line, and APN 140-28-301-012 has a strip of both RM-32 and RS-20 on the eastern property line. Applicants would request the entire site be zoned Commercial General (CG) pursuant to the Planned Land Use and to eliminate split-zoning on the parcels.

Please feel free to contact me should you have any questions.

Sincerely,

Nancy Amundsen

Nancy Amundsen

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

An Association of Professional Corporations
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EMAIL:
jbrown@brownlawlv.com

May 2, 2026

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

Re: Justification Letter – Zone Change
APNs: 140-28-301-007 and 012 - 1000 N. Nellis Boulevard

To Whom It May Concern:

This office represents the "Applicant" in the above referenced atter. The subject site is located at the northeast corner of the North Nellis Boulevard/Harris Avenue intersection and contains 3.5 acres (including a parcel not part of this zone change). Applicants propose redeveloping an existing site to include retail, restaurant, and automotive uses. In addition, a tentative map and land use applications will accompany this submittal.

Zone Change

Although entirely within the Corridor Mixed-Use (CM) Planned Land Use, APN 140-28-301-007 has an approximate 45-foot strip of RM-32 on the eastern property line, and APN 140-28-301-012 has a strip of both RM-32 and RS-20 on the eastern property line. Applicants would request the entire site be zoned Commercial General (CG) pursuant to the Planned Land Use and to eliminate split-zoning on the parcels.

Please feel free to contact me should you have any questions.

Sincerely,

Nancy Amundsen

Nancy Amundsen

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0561-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:

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

RELATED INFORMATION:

APN:
140-28-301-011

RELATED APN:
140-28-301-007 & 012

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate portions of rights-of-way being Harris Avenue to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-04-400097 (UC-0229-03)	First extension of time for a recreation facility - expired	Approved by PC	May 2004
UC-0229-03	Use permit and waivers of development standards for a recreational facility - expired	Approved by PC	March 2003

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Commercial development
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Restaurant

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RM18	Single-family residential & undeveloped
West	City of Las Vegas	Commercial	Commercial development

Related Applications

Application Number	Request
TM-26-500129	A tentative map for 1 lot commercial subdivision is a companion item on this agenda.
UC-26-0562	Use permit, waivers of development standards, and design review for commercial development is a companion item on this agenda.
ZC-26-0560	A zone change from RS20 & RM32 to CG zone is a companion item on this agenda.

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

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VENTURA ENTERPRISES INVESTMENTS AND DEVELOPMENT
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT

LAW OFFICE

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EMAIL: jbrown@brownlawlv.com

August 11, 2026

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Justification Letter – Vacation
1000 N. Nellis Boulevard

To Whom It May Concern:

This office represents the "Applicant" in the above referenced matter. The development will consist of three parcels. The site is currently being redeveloped. Applicant is proposing a commercial development with four buildings. Applicant proposes the site be improved with landscaping and detached sidewalks along East Harris Avenue. At this time, the eastern parcel includes land to the center line of the road, so a vacation is not necessary as the appropriate amount of land will be conveyed through mapping. The construction of the detached sidewalk with landscaping along the frontage of Harris Avenue will necessitate the vacation to the back of curb alignment. Applicant understands that a public access easement will be required and will be granted to the County for the facilitation of public access to the detached sidewalk.

Thank you for your time and consideration of this application.

Sincerely,

Nancy Amundsen

Nancy Amundsen

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0562-LAMB INDUSTRIAL CONDOS LLC & NELLIS HARRIS REVERSE, LLC:

USE PERMITS for the following: **1)** vehicle wash; and **2)** vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase maximum parking; **3)** modify residential adjacency standards; and **4)** reduce throat depth.
DESIGN REVIEW for a proposed commercial complex on 3.50 acres in a CG (Commercial General) Zone.

Generally located on the east side of Nellis Boulevard and north side of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:
140-28-301-007; 140-28-301-011 through 140-28-301-012

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the width of a portion of street landscaping along Nellis Boulevard to 6 feet where 10 feet is required behind an attached sidewalk per Section 30.04.01D (a 40% reduction).
2. Increase the maximum number of parking spaces to 125 spaces where 57 spaces is the maximum permitted per Section 30.04.04D (a 119 % increase).
3. Allow modified residential adjacency standards to allow drive-thru lanes where not permitted per Section 30.04.06E.
4. Reduce the throat depth of the driveway along Nellis Boulevard to 50 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 33% reduction).

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 1000 N Nellis Boulevard
- Site Acreage: 3.50
- Project Type: Commercial development
- Number of Buildings: 4
- Number of Stories: 1
- Building Height (feet): 25

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- Square Feet: 5,600 (convenience store & vehicle wash)/2,000 (vehicle maintenance & repair)/4,000 (restaurant 1)/2,000 (restaurant 2)
- Parking Required/Provided: 57/133
- Sustainability Required/Provided: 7/8.5

Site Plans

The plans depict a site partially developed, with one commercial building to be demolished and a larger portion of the site undeveloped located east of Nellis Boulevard and north of Harris Avenue. The property is proposed to be developed with a mix of commercial uses withing 4 commercial buildings and gas station. All 4 buildings are located closest to the west and south sides of the site, along Nellis Boulevard and Harris Avenue respectively.

The vehicle maintenance and repair building is 210 feet west of the existing residential use; however, the queuing lane (drive-thru) to this facility is located 115 feet away from the residential use to the east. Due to the distance of the vehicle maintenance and repair being less than 200 feet from residential uses, a use permit is required. The location of the vacuums associated with the vehicle wash is 70 feet and the tunnel/drive-thru for the vehicles wash is 88 feet west of the existing residential use. Due to the distance of the vehicle wash and accessory vacuums being less than 200 feet from residential uses, a use permit is required. The proposed locations for restaurants 1 and 2 are approximately 200 feet west of the existing residential use to the east of the site. Additionally, the proposed gas station is in the southwest corner of site adjacent to Nellis Boulevard and Harris Avenue and buffered from the residential use by the proposed Retail building.

Access to the site is provided via two, 32 foot wide commercial driveways, one centrally located along Nellis Boulevard, and another located along Harris Avenue. A 50 foot throat depth is proposed along Harris Avenue where 75 feet is required per USD 222.1; hence the need for a waiver of development standards request. Parking is located within the central and eastern portions of the site. A total of 57 spaces is required for the proposed uses on site with 133 spaces (125 standard spaces, 7 ADA spaces and 1 EV installed) being provided, requiring a waiver of development standards. Additionally, there are bicycle racks to accommodate 6 bicycles.

Landscaping

Street, parking lot, and screening and buffering landscaping is being provided on-site. In terms of street landscaping, a 10 foot wide landscaping strip is provided behind the existing 5 foot wide attached sidewalk along Nellis Boulevard, except where adjacent to the dedicated bus turnout and a portion of the right-turn deceleration lane. At this point, the landscape strip becomes 6 feet wide. Within this landscape area, only shrubs are proposed (this area is 130 feet in length). Therefore, necessitating a waiver of development standard request. Within the parking lot, trees are generally provided every 6 spaces within landscaping islands. Along the east property line, screening and buffering landscaping is provided within a 15 foot wide landscape strip with evergreens placed in 2 staggered rows every 10 feet and a proposed 8 foot decorative screen wall will be provided along east property line. Along Harris Avenue the plan depicts detached sidewalks with the required street landscaping.

Elevations

All 4 buildings are shown to be 25 feet tall from finished grade. All buildings are constructed of a mix of painted stucco, with stone veneer and decorative metal. Shade awning pop-out are provided along the fronts of the buildings. Typical commercial/window systems are also part of the facades of the buildings. Along the north and south elevations of the vehicle maintenance and repair building are 3 roll-up doors, these are visible from the street, but not from the residential development to the east.

Floor Plans

The proposed retail building is 5,600 square feet and consists of a convenience store with an attached vehicle wash facility, restaurant 1 building is 4,000 square feet, restaurant 2 building is 2,000 square feet, and the proposed fourth building is a vehicle maintenance and repair facility which is 2,000 square feet in area.

Applicant's Justification

The applicant states the openings to the car wash facility face north/south and the vehicle wash elevation facing the residential will be mitigated by the landscape buffer and the required 8 foot decorative screen wall on the east property line. Also, even though the vehicle maintenance and repair queuing driveway starts within the 200 foot separation from the residential building, the building itself is located 210 feet from the eastern property line.

Applicant proposes more parking than required to allow for adequate parking during peak hours. In addition, the design of the site and the required separation from the residential development to the east lends itself to additional parking. The number of spaces will have little impact on adjacent properties, and all buffers and landscape islands are accommodated. The portion of the street landscaping along Nellis Boulevard which does not meet the required street landscaping width is to accommodate a bus stop.

Furthermore, the applicant states that even though the drive-thru lane for the vehicle wash is approximately 88 feet from the residential development to the east the site has been designed to have minimal impact on the adjacent residential while providing an attractive redevelopment on a site that has been in decline. The reduction in throat depth off Harris Avenue is appropriate because the main entrance to the site is off North Nellis Boulevard has a throat depth of 129 feet and will serve as the main entrance to the site. Harris Avenue is designed as secondary access.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-04-400097 (UC-0229-03)	First extension of time of a use permit for a recreational facility - expired	Approved by PC	May 2004
UC-0229-03	Use permit and waivers of development standards for a recreational facility - expired	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Commercial development
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Restaurant
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RM18	Single-family residential & undeveloped
West	City of Las Vegas	Commercial	Commercial development

Related Applications

Application Number	Request
VS-26-0561	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
TM-26-500129	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
ZC-26-0560	A zone change from RS20 & RM32 to CG zone is a companion item on this agenda.

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

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

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.

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Use Permits & Waiver of Development Standards #3

The proposed uses are compatible with the surrounding area, as there are already several vehicle oriented commercial complexes as well as other commercial types of uses to the north and south of the site along Nellis Boulevard. Even though the proposed vehicle maintenance and vehicle wash uses will occur within the building, the drive-thru lanes and vacuum stations are proposed closer than the 200 feet minimum setback required by Code per the residential adjacency protection. Neighboring vehicle related uses were approved prior to the residential adjacency protection; therefore, staff cannot support these requests.

Waivers of Development Standards #1 & #2

The purpose of reviewing reduced street landscaping is to ensure sufficient landscaping is provided for shading. Staff understands that the street landscape width is being reduced to accommodate a portion of the right-turn deacceleration lane and bus turnout. However, the applicant could provide small trees and hence required tree canopy to reduce the heat island effect.

The significant increase in overall parking contributes to the additional pavement and heat island effect. In this case, staff finds the site has been sufficiently provided with parking lot landscaping that should help reduce any effects that radiant heat may have on the area due to the additional pavement needed for the extra spaces. However, staff finds the applicant has not sufficiently justified the proposed increase the amount of parking provided. For these reasons, staff is unable to support these waiver requests.

Design Review

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

Staff finds the proposed development depicts adequate placing of the buildings along the exterior of the site with parking situated in the middle and east. This allows the buildings to screen the more intensive portions of the uses on-site, like the gas station, and keep parking centrally located and screened. The proposed buildings have sufficient architectural articulations with entrances either facing the street or the interior parking lot. Unsightly roll-up doors are screened from the right-of-way and adjacent residential uses by other buildings and landscaping. The screening and buffering meets Code. However, staff is concerned modifications of the residential adjacency requirements, the large number of proposed parking spaces and the reduction of street landscaping along Nellis Boulvard. The applicant could provide additional landscape buffering to mitigate the drive-thru lanes closer to the residential uses as well as provide smaller size trees along street. For these reasons, staff is unable to support this request.

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Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduced throat depth for the driveway on Harris Avenue. The applicant created a better design than was previously approved, which will allow for vehicles to safely exit the right-of-way.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a combination right-turn lane and bus turn-out on Nellis Boulevard with a 5 foot by 25 foot concrete shelter pad behind sidewalk for bus stop shelter in accordance with RTC standards;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Ensure that the fire access lanes, turning radius, turn arounds, stub streets and hydrant placements all meet the Clark County code requirements.

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- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0115-2027 to obtain your POC exhibit: and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VENTURA ENTERPRISES INVESTMENTS AND DEVELOPMENT
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

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August 23, 2026

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

Re: Justification Letter – Design Review, Use Permit, Waiver of Development Standards for a Commercial Development. APNs: 140-28-301-007, 011, and 012 - 1000 N. Nellis Boulevard

To Whom It May Concern:

This office represents the "Applicant" in the above referenced atter. The subject site is located at the northeast corner of the North Nellis Boulevard/Harris Avenue intersection and contains 3.5 acres. Applicants propose redeveloping an existing site to include retail, restaurant, and automotive uses. In addition, a zone change for two of the parcels that are split zoned, and a tentative map will accompany this submittal to combine three parcels into one commercial lot. Also, a vacation request is being processed in conjunction with this application to provide for detached sidewalks along Harris Avenue.

Design Review

Currently this site is developed with a commercial building that is in disrepair (APN 140-28-301-011) and will be demolished. Parcels 140-28-301-007 and 012 have some paving and are generally under-utilized.

This proposal is for commercial redevelopment that includes retail use (convenience store) with fuel pumps/canopy/car wash, restaurants, and a vehicle maintenance facility. The buildings are designed with muted tones and attractive trims which include stone, stucco, and metal. The interior circulation provides for a safe flow of traffic throughout. The proposed landscaping augments the attractive appearance and brings much needed vegetation to the site.

The vehicle maintenance, as well as the drive through window and the fuel pump canopy are all over 200 feet from the residential to the east pursuant to the Residential Adjacency Standards. A drive-through lane does encroach on the setback. The roll-up doors for the vehicle maintenance are designed to be less intrusive as they are located facing north and

- Allow drive-thru lanes within 200-feet of residential where not permitted per Section 30.04.06.E. The drive-thru lane for the car wash is approximately 88 feet from the residential development to the east. In addition and although the drive-thru windows are all 200-feet or more from the eastern residential, allow the start of the drive-thru lane on the southernmost restaurant to be 180-feet from residential, and the exit from the drive-thru on the northernmost restaurant to be 180-feet from residential. The site has been designed to have minimal impact to the adjacent residential while providing an attractive redevelopment on a site that has been in decline for decades.

Summary

This proposal provides for a visually attractive redevelopment of a site with a building that was built in the 1950's. The redevelopment will bring in new uses to an area that is slowly transitioning. In fact, a new townhome PUD has been approved on parcels directly east of the site. That development is approved with a commencement prior to 2028. This commercial proposal will complement the development that is existing and is proposed for the area.

Please feel free to contact me should you have any questions.

Sincerely,

Nancy Amundsen

Nancy Amundsen
Brown, Brown, and Premsrirut

10/21/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500129-LAMB INDUSTRIAL CONDOS, LLC & NELLIS HARRIS REVERSE, LLC:

TENTATIVE MAP consisting of 1 lot on 3.50 acres in a CG (Commercial General) Zone.

Generally located east of Nellis Boulevard and north of Harris Avenue within Sunrise Manor. TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:
140-28-301-007; 140-28-301-011 through 140-28-301-012

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 1000 N. Nellis Boulevard
- Site Acreage: 3.50
- Project Type: Proposed commercial subdivision
- Number of Lots: 1

Project Description
The tentative map depicts a 1 lot commercial subdivision located on the northeast corner of Nellis Boulevard and Harris Avenue. The site currently has 1 existing in-line commercial building constructed approximately in 1955. This existing building will be demolished to allow for a proposed commercial development consisting of 4 buildings. Access to the site will be provided by 2 commercial driveways, one along Nellis Boulevard and another along Harris Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-04-400097 (UC-0229-03)	First extension of time for a recreation facility - expired	Approved by PC	May 2004
UC-0229-03	Use permit and waivers of development standards for a recreational facility - expired	Approved by PC	March 2003

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Commercial development
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Restaurant
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RM18	Single-family residential & undeveloped
West	City of Las Vegas	Commercial	Commercial development

Related Applications

Application Number	Request
VS-26-0561	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
UC-26-0562	Use permit, waivers of development standards and design review for commercial development is a companion item on this agenda
ZC-26-0560	A zone change from RS20 & RM32 to CG zone is a companion item on this agenda.

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), applicant shall dedicate and construct a combination right-turn lane and bus turn-out on Nellis Boulevard with a 5 foot by 25 foot concrete shelter pad behind sidewalk for bus stop shelter in accordance with RTC standards;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Street names shall not include direction prefixes;
- All street suffixes shall be spelled out.

Fire Prevention Bureau

- Ensure that the fire access lanes, turning radius, turn arounds, stub streets and hydrant placements all meet the Clark County code requirements.
- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0115-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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