



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 12, 2026

6:30pm

AGENDA

Note:

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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

- III. Approval of Minutes for February 26, 2026. (For possible action)
- IV. Approval of the Agenda for March 12, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

03/04/26 BCC

1. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping (previously notified as eliminate street landscaping); 2) increase fence/wall height; 3) allow attached sidewalks; 4) waive off-site improvements (streetlights) (previously notified as sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action) **03/04/26 BCC**

03/17/26 PC

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

USE PERMIT to allow outdoor storage.

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

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

04/07/26 PC

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

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

04/08/26 BCC

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

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

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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

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

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

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

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

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

VII. General Business: None

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

IX. Next Meeting Date: April 2, 2026.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

February 26, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-EXCUSED	Stephanie Jordan – PRESENT Jennifer Leslie- Planning Vivian Kalarski- Planning Commission
Secretary:	Jill Leiva	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of February 12, 2026 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for February 26, 2026

Moved by: Ms. Williams

Action: Approved

Vote: 3-0/Unanimous

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

VI. Planning & Zoning

03/04/26 BCC

1. **UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL CO-TRS:**

USE PERMITS for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometrics.

DESIGN REVIEW for proposed outdoor storage in conjunction with a vehicle paint/body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor. TS/bb/kh (For possible action) **03/02/26 BCC**

BOARD OF COUNTY COMMISSIONERS

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

Moved by: Ms. Cosgrove

Action: Approved Use Permit, Design Review & Waivers 3-9. DENIED Waivers 1 & 2

Vote: 3-0/Unanimously

03/17/26 PC

2. UC-26-0047-2475 NELLIS LV, LLC:

USE PERMIT to allow vehicle maintenance and repair.

DESIGN REVIEW for modifications to an existing commercial building on a 1.16 acre portion of a 17.99 acres within an existing shopping center in an IP (Industrial Park) Zone within Airport Environs (AE-70 and APZ-2) Overlay. Generally located west of Nellis Boulevard and north of Carey Avenue within Sunrise Manor. MK/tpd/cv (For possible action) 03/17/26 PC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

03/18/26 BCC

3. ZC-25-0833-A & J RENTALS, LLC:

ZONE CHANGE to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/gc (For possible action) 03/18/26 BCC

Moved by: Ms. Jordan

Action: Denied

Vote: 3-0/Unanimously

4. VS-25-0835-A & J RENTALS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/cv (For possible action) 03/18/26 BCC

Moved by: Mr. Barbeau

Action: Denied

Vote: 3-0/Unanimously

5. WS-25-0834-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot area; and 3) increase retaining wall height.

DESIGN REVIEW for a proposed single-family subdivision on 1.62 acres in an RS10 (Residential Single-Family) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action) 03/18/26 BCC

Moved by: Ms. Jordan

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

6. TM-25-500200-A & J RENTALS, LLC:

TENTATIVE MAP consisting of 6 single-family residential lots on 1.62 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action) 03/18/26 BCC

Moved by: Ms. Jordan

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

- VII. General Business: None
- VIII. Public Comment: Mr. Barbeau commented on the house that the FBI discovered that was used As an illegal biological lab.
- IX. Next Meeting Date: The next regular meeting will be March 12, 2026
- X. Adjournment
The meeting was adjourned at 7:52pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping (previously notified as eliminate street landscaping); **2)** increase fence/wall height; **3)** allow attached sidewalks; **4)** waive off-site improvements (streetlights) (previously notified as sidewalk and streetlights); and **5)** alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay.

Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action)

RELATED INFORMATION:

APN:
140-17-802-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Carey Avenue where a 10 foot wide landscape strip with large trees placed every 30 feet on center is required per Section 30.04.01D.
b. Reduce street landscaping along Lamont Street where a 10 foot wide landscape strip with large trees placed every 30 feet on center is required per Section 30.04.01D.
2. a. Increase fence height along the east property line to 11 feet where a maximum of 10 feet is permitted per Section 30.04.03B (a 10% increase).
b. Increase wall height along the north property line to 13 feet where a maximum of 10 feet is permitted per Section 30.04.03B (a 30% increase).
3. a. Allow an existing attached sidewalk to remain along Carey Avenue where a detached sidewalk is required per Section 30.04.08C.
b. Allow an attached sidewalk along Lamont Street where a detached sidewalk is required per Section 30.04.03B.
4. Waive off-site improvements (streetlights) along Lamont Street where required per Section 30.04.08C.
5. a. Reduce driveway width to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).
b. Allow existing commercial pan driveways to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

- c. Reduce the departure distance from the intersection of Carey Avenue and Lamont Street to the driveway along Carey Avenue to 16 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 92% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4880 E. Carey Avenue
- Site Acreage: 4.25
- Project Type: Warehouse and outdoor storage

History, Request, & Site Plan

The southern portion of the site was originally rezoned from M-D to M-1 (currently IL) via ZC-0147-80 in 1980, which also approved a 5,400 square foot warehouse with outdoor storage. A 1,250 square foot office addition to the warehouse building was approved via AC-0112-81 in 1981. A variance to waive paving and screen fencing requirements was approved via VC-0006-82 in 1982. A use permit to allow materials to be stacked or piled above the height of the screened fence was approved via UC-0462-07 in 2007. This application included waivers for street landscaping and off-site improvements (curb, gutter, sidewalks, and streetlights). The waiver for street landscaping was denied in its entirety, while the waiver for off-site improvements was partially denied for curb and sidewalk. Thus, the site was required to include street landscaping, sidewalks, curb, and streetlights. The curb was completed, but the sidewalk and streetlights were not installed. Therefore, UC-0462-07 expired and the applicant is now requesting waivers to eliminate street landscaping along Carey Avenue and Lamont Street, allow attached sidewalks along Carey Avenue and Lamont Street, waive partial off-site improvements (streetlights) along Lamont Street, as well as a waiver to allow alternative driveway geometrics.

The plans depict an existing industrial site located on the northwest corner of Carey Avenue and Lamont Street, featuring a warehouse, office trailers, temporary structures, and an outdoor storage yard. The site is accessed via 2 commercial driveways along Carey Avenue. The warehouse building features an office addition, with the building being set back 27 feet from the west property line. The parking area is located in the southwest corner of the site, south of the warehouse, and includes a carport. Temporary structures are located on the east and north sides of the warehouse. The majority of the site is used for outdoor storage, which is screened by a screen wall ranging from 7 feet to 10 feet in height along the west property line, a 13 foot high screen wall along the north property line, and an 11 foot high screened fence along the east and south property lines. A waiver for increased fence and wall height along the north and east property lines is required, while the fence along the south property line is allowed to exceed 10 feet in height since it is not within the front setback. Carey Avenue features an existing attached sidewalk, while Lamont Street features an existing curb and the applicant is proposing the construction of an attached sidewalk. The applicant is also proposing 3 foot wide landscape strips along both streets, which will consist of decorative rock. The driveways do not meet

current standards, requiring waivers to allow reduced driveway width, commercial pan driveways, and reduced departure distance.

Applicant's Justification

The applicant states that the site has operated as an outdoor storage facility for over 45 years, with the outdoor storage screened from the adjacent rights-of-way. The lack of street landscaping is consistent with other properties in the surrounding area. There is little pedestrian traffic in the area, so sidewalks and streetlights are not appropriate for this site. The alternative driveway geometrics should not create issues due to the minimal traffic volume, allowing vehicles to safely enter and exit the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0462-07	Use permit for an outside storage yard and waiver for partial off-site improvements (all waivers were denied except for streetlights)	Approved by PC	June 2007
VC-0006-82	Variance to waive paving and screen fencing requirements for a storage yard	Approved by BCC	March 1982
AC-0112-81	Architectural supervision to construct and maintain an office addition to an existing industrial building	Approved by PC	July 1981
ZC-0147-80	Zone change from M-D to M-1 for a warehouse with outside storage of construction equipment	Approved by BCC	August 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-70 & APZ-2)	Mini-warehouse facility
South	Public Use	IP (AE-65 & APZ-2)	U.S. Post Office
East	Business Employment	IP (AE-65, AE-70, & APZ-2)	Retail & home improvement center
West	Business Employment	IL (AE-65, AE-70, & APZ-2)	Vehicle sales, vehicle body shop, & office-warehouse building

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the request to reduce street landscaping along Carey Avenue and Lamont Street is inconsistent with surrounding development. The properties to the east and west all feature street landscaping with trees and shrubs, so the absence of street trees and shrubs on the subject site may adversely affect these properties. The lack of landscaping also conflicts with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff finds that there is no compelling justification for the request to increase the fence height along the east property line and wall height along the north property line. The heights for these portions were increased beyond what Title 30 allows without the requisite permits, and staff finds that 10 foot high fences and walls are sufficient to secure the site. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to allow the existing attached sidewalk to remain along Carey Avenue and the installation of an attached sidewalk on Lamont Street. Detached sidewalks offer improved pedestrian safety by increasing the distance between pedestrians and vehicular traffic. Staff finds that it is imperative to provide detached sidewalks.

Waiver of Development Standards #4

Staff cannot support the request to not install streetlights along Lamont Street as there are existing streetlights to the east of the site. Streetlights not only provide safety for pedestrians and motorists, but they also assist in improving security. Therefore, staff finds that it is imperative to provide the streetlights.

Waiver of Development Standards #5

The reduction in driveway width and departure distance, combined with the request to allow existing pan driveways to remain, reduces the safety of vehicles entering and exiting the site on Carey Avenue. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to navigate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced departure distance will compound the impact of the pan driveways and narrow driveways, creating a dangerous situation for the public. 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:

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

Public Works - Development Review

- Drainage study not required if the temporary office trailer is elevated 18 inches above the water surface elevation on Carey Avenue;
- 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 Carey Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- All parking must be on-site within the gates to prevent vehicles from backing into the right-of-way;
- No perpendicular parking adjacent to Carey Avenue.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS

CONTACT: KAEMPFER CROWEL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

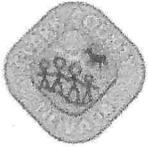
Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101976

ASSESSOR PARCEL #(s): 14017802006

PROPERTY ADDRESS/ CROSS STREETS: 4880 E Carey

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards - landscaping

PROPERTY OWNER INFORMATION

NAME: COKER ASSET PROTECTION TRUST and COKER MARLANE & AUGUSTUS AS TRUSTEES

ADDRESS: 10208 Oakey Drive

CITY: Las Vegas STATE: NV ZIP CODE: 89144

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: COKER ASSET PROTECTION TRUST and COKER MARLANE & AUGUSTUS AS TRUSTEES

ADDRESS: 10208 Oakey Drive

CITY: Las Vegas STATE: NV ZIP CODE: 89144

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-792-7085 CELL _____ ACCELA REFERENCE CONTACT ID # 8

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

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



Property Owner (Signature)

Augustus Coker

Property Owner (Print)

12/2/25

Date

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

KAEMPFER

CROWELL

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

January 6, 2026

VIA ONLINE SUBMITTAL

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89101

Re: 4880 E Carey Avenue – Waiver of Development Standards

To Whom It May Concern:

This office represents the landowner-applicant as it relates to 4.25 acres located on the northwest corner of Lamont Street and Carey Avenue. The property is more particularly described as APN: 140-17-802-006 (the “Site”) and is currently planned Business Employment (BE) and zoned Industrial Light (IL). The applicant requests waivers of development standards for street landscaping and off-site improvements along Lamont Street and Carey Avenue.

Background

The applicant has operated this Site as an outdoor storage facility for more than forty-five years. The outdoor storage use is contained within the confines of the Site which is screened from the rights-of-way by fencing with privacy screening. There is one building and one structure on Site. The subject use was permitted through several land use applications, including the initial zone change application via VC-82-000 and later, UC-0462-0, to permit stacking above the height of the fencing specifically. To the applicant’s knowledge, the applicant has been able to operate without issue for the last forty-five years until recently. It was the applicant’s impression that the use was permitted, and all conditions were met through discussions with planning staff in 2024. However, through the business licensing process for the applicant’s tenant, this Site was recently flagged for landscaping and off-site conditions not in compliance with existing code. Again, before that, the applicant was unaware that the Site conditions were not in compliance with existing code. The applicant now requests the below to ensure the Site is in compliance with today’s code by way of waivers of development standards.

Waiver #1 – Street Landscaping

The applicant requests a waiver of development standards for street landscaping along both Carey Avenue and Lamont Street. Along Carey Avenue is an existing attached sidewalk without landscaping. Along Lamont Street is dirt landscaping without a sidewalk. The Site’s existing condition is consistent with other properties in the surrounding area.

Waiver #2 – Off-Site Improvements

The Applicant requests a waiver of development standards for off-site improvements. The Applicant requests the following:

- Waiver to allow attached sidewalks on Carey Avenue. There is an existing attached sidewalk along Carey Avenue and existing curb and gutter along both street frontages. The Site has been in this condition for over 45 years, and Applicant's use or function of the Site has not been negatively impacted.
- Waiver to not install detached sidewalk and streetlights on Lamont Street. There is currently a small dirt area without a sidewalk. As configured, there is not enough room for a sidewalk along this portion of the Site. Further, there is little pedestrian traffic in the area necessitating a sidewalk and streetlights. Further, the Applicant prefers not to attract pedestrian activity to this area of the Site where crime and loitering has occurred in the past.

Waiver #3 – Commercial Driveways– Carey Avenue Driveways

The Applicant requests a waiver to reduce the width of the easterly commercial driveways along Carey Avenue to 32 feet where Uniform Standard Drawing 222.1 requires 36 feet lip of gutter to lip of gutter and 39 feet from face of curb to face of curb. This is merely an outside storage lot. As such, there is minimal traffic volume passing through which is further supported by the use of two driveways. Vehicles can safely maneuver in and out of the Site without issue.

Waiver #4 – Commercial Curb Return Driveway – Carey Avenue Driveways

The Applicant request a waiver not to install a commercial curb return driveway per Uniform Standard Drawing 222.1 required per the Uniform Standard Drawing 222.1 and allow a commercial pan per Uniform Standard Drawing 224. This is merely an outside storage lot. As such, there is minimal traffic volume passing through the curb return which is further supported by the use of two driveways. This site has operated with the existing driveway curb returns and it has not presented an issue in over 40+ years of operation.

Wavier #5 – Departure Distance along Carey (Easterly Driveway)

The Applicant requests a waiver to reduce the minimum departure distance along Carey Avenue to 5 feet where 190 feet is required. The Site has been in this condition for over 45 years, and the Applicant's use or function of the Site has not been negatively impacted, nor have there been increased safety issues due to the reduced distance.

January 6, 2026
Page 3

KAEMPFER

CROWELL

Thank you for your consideration of this application. Please do not hesitate to contact me with any questions.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Elisabeth E. Olson". The signature is fluid and cursive, with a large initial "E" and "O".

Elisabeth E. Olson

EEO/mtf

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

USE PERMIT to allow outdoor storage.

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

DESIGN REVIEW for an outdoor storage on 0.46 acres in a CR (Commercial Resort) Zone.

Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-01-202-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outdoor storage adjacent to a residential zoning district where not permissible per Section 30.04.06E.
2. Allow an existing 6 foot high screen wall along the northeast property line to remain where an 8 foot high decorative wall is required per Section 30.04.2C.
3. Eliminate street landscaping along Fremont Street where required per Section 30.04.01D.
4. a. Allow a chain-link fence along Fremont Street where fences and walls along a street shall be decorative per Section 30.04.03.
b. Increase the height of a fence within front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03 (a 50% increase).

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2909 Fremont Street
- Site Acreage: 0.46
- Project Type: Outdoor storage
- Parking Required/Provided: 3/3
- Sustainability Required/Provided: 7/1

Site Plans

The plans depict an existing undeveloped parcel to be paved and used for outdoor storage access to the parcel is from Fremont Street via a driveway. A total of 16,456 square feet of outdoor storage is proposed. A 6 foot high block wall exists along the property line to the northeast, adjacent to an existing manufactured home park. A chain-link fence is proposed along Fremont Street and both side interior property lines. A total of 3 parking spaces will be provided in the southeast portion of the parcel with one space designated as accessible space.

Landscaping

The plans depict a 15 foot wide intense landscape buffer along the property line to the northeast, adjacent to an existing manufactured home park, with evergreen trees planted off-set. Along the same property line, there is an existing 6 foot block wall, and the applicant is requesting a waiver of development standards to allow the 6 foot block wall to remain, instead of the required 8 foot high decorative wall. The applicant is proposing to waive the required street landscaping and install desert landscaping instead.

Applicant's Justification

The applicant states they will be paving this parcel to allow for outdoor storage of vehicles. The outdoor storage use will not be open to the public and will include inoperable vehicles that are not for public display. A total of approximately 16,456 square feet of this lot will be paved and will install an intense landscape buffer along the southeast property line. The applicant states the requested use is similar to other uses within the immediate area and the rear property line with an intense landscape buffer will offset any impacts to the adjacent residential uses and the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0598-06	Reclassified 2.2 acres from C-2 to H-1 zoning	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
Northwest	Entertainment Mixed-Use	CR	Undeveloped
Southeast	Entertainment Mixed-Use	CR	Vehicle sales & Maintenance
Northeast	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
Southwest	City of Las Vegas	C-2	Commercial Building

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 use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. 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.

Waivers of Development Standards

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

Use Permit & Waiver of Development Standards #1

Staff finds that although the proposed outdoor storage will be screened from the adjacent residential use to the northeast with an intense landscape buffer consisting of evergreen trees, due to the proximity to the adjacent residential use, the proposed outdoor storage use will be inappropriate use for the site, as it raises concerns about visual and operational incompatibility. Therefore, staff cannot support the requested use permit and the waiver of development standards to allow outdoor storage adjacent to a residential use as a primary use.

Waiver of Development Standards #2

The applicant is proposing to eliminate the Title 30 buffering and screening requirements of an 8 foot high decorative screen wall and keep the existing 6 foot high block wall. The provision of buffering and screening would help mitigate the impact of outdoor storage on the adjacent residential property. The applicant has not provided a compelling justification as to why the required 8 foot high decorative block cannot be installed, nor proposed a suitable alternative to minimize the potential adverse effects. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

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. Staff finds that many of the commercial and industrial uses in this area and along Fremont Street have installed street landscaping, which have greatly improved the streetscape of the immediate area. For these reasons, staff cannot support this request.

Waiver of Development Standards #4

While staff understands the desire to secure the site, the applicant has not provided a compelling justification as to why the fence at the proposed height cannot be redesigned as a decorative fence or be set back to comply with Title 30 standards. Therefore, 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

Staff finds that the request for outdoor storage and associated waivers of development standards will likely have adverse effects on the residences to the northeast of the site. The request relies on approval of waivers and use permit, which staff does not support. Additionally, the plans do not depict a trash enclosure nor has the applicant provided any documentation of an alternative trash collection for this site. Staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- 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.

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: FRANK STUCKEY

CONTACT: FRANK STUCKEY, DENTWORKS, 2009 N. DAYTONA AVENUE,
FLAGLER BEACH, FL 32136

DRAFT

Justification Letter

APN 162-01-202-014

APR 25- 100728

We are planning to asphalt the property at 2909 Fremont St. Las Vegas NV 89104.

This is a ½ acre dirt lot that is just NW of the neighboring business, 2925 Fremont Street. This dirt lot is currently being used as a shortage yard for this dealership. This area is only occupied by the employes of the Auto dealership and is fenced by a six-foot chain-link fence, keeping the public from entering.

We are requesting to asphalt this area starting 35' from the block wall in the back of the lot (residents side) and end 15' from the sidewalk side, paralleling Fremont St.

To meet the requirements of Section 30.04.02 we will be installing a landscaping buffer of trees along the six-foot block wall. These evergreen; Blue Atlas Cedars will be placed every six ft for a total of 15 shade trees providing a bearer between the car lot and the residential area.

Waiver of Development Standards.

W1.

The owner is requesting a waiver of Landscaping for the area on the front side of the storage yard along Fremont St. We would be starting the asphalt behind the chain-link fence approximately fifteen feet from the sidewalk of Fremont.

We justify this waiver by the distance from where the cars will be parked in the yard and the fact that there is a chain-link fence acting as a buffer from the traffic and the public.

W2.

We are asking for a waiver regarding the 6 ft block wall that is dividing the residential area and the storage yard. We are asking that the 6 ft block wall remain. The dealership just South of this dirt lot (2925 Fremont) was approved to keep the same block wall in addition to the landscaping buffer that was installed.

This dealership was completed in 2018 and has resulted in zero complaints from the residents in the area. As stated, we will be installing a landscaping buffering in front of the block wall to match the existing landscaping of the neighboring dealership. This is only a storage area for vehicles resulting in much less of an impact to the surrounding area than the dealership.

This is a storage yard only and is only for business use. This area hosts inoperable vehicles and is not for public display. We are planning to asphalt approximately 15,000 sqft of this half acre lot.

We have already met with NDOT and Public Works and they do not require any permits. We are operation out of there right of way.

Thank you.

Owner Frank Stuckey.

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

USE PERMIT to allow a banquet facility in conjunction with an existing industrial complex on a portion of 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located east of Walnut Road and north of Cecile Avenue within Sunrise Manor. WM/lm/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-512-003 through 140-18-512-020

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3060 N. Walnut Road, Suites 130 & 140
- Site Acreage: 4.3 (total)
- Project Type: Banquet facility
- Square Feet: 11,799
- Parking Required/Provided: 130/170

Site Plan

The plan depicts 2 existing office/warehouse buildings divided into 16 suites. The proposed banquet facility occupies the combined southwest suites (130 & 140) in the northerly building (APN: 140-18-512-016 and 140-18-512-017). The proposed use is located outside of the APZ-2 Overlay and approximately 146 feet west of an RM18 zone multi-family complex subject to Residential Adjacency standards. Another multi-family complex is located to the northwest, separated by Walnut Road, a collector street.

Landscaping

There are no proposed or required changes to the existing landscaping.

Elevations

The photos show an existing industrial building with the main entry facing Walnut Road.

Floor Plans

The proposed banquet facility is depicted with 11,799 square feet of lease space. Much of the space will be utilized for the banquet hall. The space includes a temporary stage, wet bar, offices and restrooms along with 2 mezzanine levels.

Applicant's Justification

The applicant indicates that potential noise from the banquet facility will be minimized by the building's tilt-up concrete construction, along with intervening suites to the east separate the banquet facility from residential neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0534-12	Use permit for a minor automobile body shop and waivers of development standards to reduce parking and allow overhead doors	Approved by PC	December 2012
UC-0248-11	Use permit for a health club and waivers of development standards to reduce parking to 164 spaces.	Approved by PC	July 2011
UC-0667-09	Use permit for a banquet facility - expired	Approved by BCC	January 2010
UC-0707-08	Use permit for an auto repair facility	Approved by BCC	September 2008
TM-0480-06	One lot industrial subdivision	Approved by PC	January 2007
ZC-0401-06	Rezone to M-D with modified landscape standards and design review for the office/warehouse complex	Approved by BCC	May 2006

Other approved applications for the site are available in the department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-75 & APZ-2)	Distribution center
South	Business Employment	RS3.3 (AE-75)	Single-family residential
East	Business Employment	RM18 (AE-75 & APZ-2)	Multi-family residential
West	Public Use	PF (AE-75)	Walnut Recreation 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 Permit

Staff finds that the proposed use should not result in a substantial or undue adverse effect on adjacent properties, the character of the neighborhood or public health, safety and general welfare. The site was previously approved for a banquet facility, and no issues were associated with that use. Staff finds the banquet facility should not negatively impact the overall business park; therefore, staff recommends approval.

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

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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.

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: AVRIOPOLIS BANQUET

CONTACT: LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING
BROOK STREET, LAS VEGAS, NV 89131

DRAFT

Justification Letter

SCE Consultants LLC
5550 Painted Mirage Road
Suite 510
Las Vegas, NV 89149
Phone: (702) 340-7927
larry7405@yahoo.com
www.SCEConsultantsLLC.com

Date: February 11, 2026
Project #: APR 25-100508
Project Name: Avriopolis Events Center
Project Address: 3060 N Walnut Road
(Suites 130-140)
Las Vegas, NV 89115
APN-140-18-512-016
APN-140-18-512-017
Subject: Request for Special Use Permits - Avriopolis Banquet Facility

Dear Members of the Clark County Planning Commission,

As the owner of **Avriopolis Events Center, LLC**, I respectfully submit this letter in support of our request for approval of (3) Special Use Permits to allow the following:

1. The operation of a **banquet facility** within an **Industrial Park (IP)** zone.
2. The operation of said facility within **200 feet of an area subject to residential adjacency.**

The proposed **Avriopolis Banquet Facility** will occupy approximately **11,800 SF**, consisting of 9,727 SF on the first floor and a 2,072 SF second floor mezzanine. The facility will primarily host private events on weekend evenings and is not intended to operate as a night club.

Our mission is to provide the Las Vegas community with a professionally managed, high quality venue for weddings, celebrations, corporate events, and community gatherings. There is a demonstrated local demand for flexible event space of this type. Events may include **live bands, DJs, and/or MCs** to enhance the guest experience. A **temporary bar** will also be provided inside the facility during private events only, with controlled and responsible alcohol service.

Pursuant to **Clark County Code Title 30.03.05 and 30.03.06 (F) (4)**, Special Use Permits are required for the operation of a banquet facility. In addition, a **waiver of the 200-foot separation requirement** from the residential zone is requested to allow the propose use.

The subject property consists of two buildings located within an established industrial complex, as outlined below:

Building 3060

Suite 140 - APN-140-18-512-017
Suite 130 - APN-140-18-512-016
Suite 120 - APN-140-18-512-004
Suite 110 - APN-140-18-512-003
Suite 180 - APN-140-18-512-005
Suite 170 - APN-140-18-512-006
Suite 160 - APN-140-18-512-018
Suite 150 - APN-140-18-512-019

Building 3020

Suite 110 - APN-140-18-512-008
Suite 120 - APN-140-18-512-009
Suite 130 - APN-140-18-512-010
Suite 140 - APN-140-18-512-011
Suite 180 - APN-140-18-512-012
Suite 170 - APN-140-18-512-013
Suite 160 - APN-140-18-512-014
Suite 150 - APN-140-18-512-015

Parking Lot Parcels-140-18-512-007 & 140-18-512-020

Avriopolis Events Center will occupy **Suite 130 (APN 140-18-512-016)** and **Suite 140 (APN 140-18-512-017)** within **Building 3060**. The overall property provides **170 shared, unreserved parking spaces** available to all tenants.

This parking configuration is consistent with the previously approved Use Permit **UC-0534-12**, which established a parking framework consisting of 82 spaces assigned to individual suites and 88 spaces are unassigned and available for shared use among all tenants. This shared parking model has functioned effectively and allows parking demand to be distributed across the site. Under Clark County Code Title 30, the proposed banquet facility requires 47 ($23.59 \times 2 = 47.18$) parking spaces. The existing parking supply (170 spaces) exceeds this requirement and provides adequate capacity to accommodate peak event demand without adversely impacting neighboring tenants or surrounding properties.

No modifications are proposed to parking, landscaping, or exterior site conditions.

Based on the above, we respectfully request approval for the following:

1. A **Special Use Permit** to allow a **banquet facility** in an **IP (Industrial Park)** zone pursuant to Section 30.03.05. Events will primarily occur during weekends evenings, after normal daytime operating of adjacent tenants, therefore minimizing any potential impacts on surrounding uses.

2. A **Special Use Permit** to allow a banquet facility **within 200 feet of a residential zone Pursuant to Section 30.03.05**. The existing building is constructed of concrete tilt-up walls and will maintain an estimated Sound Transmission Class (STC) rating of 45-50, rating which exceeds the Clark County's minimum 30-35 STC rating. This level of sound attenuation will ensure that noise is effectively contained within the building and it will not adversely impact nearby residential properties. The proposed use (banquet facility) is located in the westerly suites and there are suites located to the east that separate the proposed use to the existing residences to the east.

We sincerely appreciate your time and consideration of this request. Our team is prepared to provide any additional plans, documentation, or information necessary to assist the Planning Commission may require to support your review and approval.

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

Sincerely,

Mayra A. Valenzuela, Owner
Avriopolis Events Center, LLC
(702) 807-7500
Avriopolis.banquet173@gmail.com

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located west of Marion Drive and north of Judson Avenue within Sunrise Manor.
TS/jud/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-117-003 through 140-20-117-005; 140-20-117-007; 140-20-117-008; 140-20-117-010 through 140-20-117-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway along Marion Drive to 14 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 33,200
- Parking Required/Provided: 200/320

Site Plan

The approved site plan depicts a new single story warehouse structure of 33,200 square feet on a developed lot with 2 existing warehouse structures. Access to the site is via 2 curb cuts along Marion Drive and 1 curb cut via Judson Avenue. The project did not include any modifications to the existing structures. The site was constructed in 1999. The number of parking spaces

provided was reduced by 10 from the original count of 330 parking spaces. However, the site as a whole provides a sufficient amount of parking spaces.

Landscaping

The approved landscape plan shows an intense landscape buffer along the north property boundary adjacent to commercial developments and the west property boundary adjacent to a residential development consisting of large Evergreen trees. Also, additional trees have been shown within 150 feet of the landscaping area along the street.

Elevations

The original plans depicted the building constructed of steel with decorative plaster and steel panel exterior to match the existing buildings on the site. The proposed warehouse is 20 feet 6 inches high overall with metal panel and plaster exterior finishes, metal roll-up doors and glass windows to match the existing warehouse buildings. Roll-up doors were shown on the south side of the building; however, no roll-up doors were on the north side facing the residential property adjacent on the north side of the subject site.

Floor Plans

The approved plan shows a warehouse which accommodates up to 13 individual tenants in spaces that are 2,500 square feet each with 1 space that is 3,200 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0464:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

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

#0264-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states several permits, and technical studies have been filed such as: PW24-11653 (offsite permits), PW23-18618 (drainage study), BD24-06176 (building permit), BD24-11203 (site electrical permit), and BD24-11201 (fence permit). The approval of the extension of time request will allow the applicant to finalize the approval of technical studies and permits.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0711	Use permit for a vehicle repair in an APZ-2 Overlay District	Approved by PC	December 2023
WS-23-0464	Waiver of development standards to reduce driveway throat depth and design review for a warehouse building	Approved by BCC	September 2023
WC-23-400113 (ZC-1946-98)	Waiver of conditions for a zone change for warehouse requiring B-2 landscaping along the street frontage and A-1 landscaping along the west property line	Approved by BCC	September 2023
UC-23-0322	Use permit for retail sales, vehicle maintenance, and vehicle repair	Approved by PC	August 2023
UC-18-0458	Use permit for fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Use Permit for vehicle paint/body shop, vehicle repair, and reduce residential separation	Approved by PC	July 2015
UC-0057-09	Use permit for auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009
UC-0730-08	Use permit for banquet facility in the M-D zone APZ-2 overlay with a reduction in the minimum lot size and an increase in the permitted density of gathering people	Approved by BCC	November 2008
UC-0212-07	Use permit for minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007
UC-1663-06	Use permit for vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	Tentative map for a 1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Use permit for banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Design review for an industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1845-99	Waiver of title to modify cross gutter standards	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Zone Change the site from R-E to M-D zoning with revised plans and reduced setbacks	Approved by BCC	December 1998
ZC-0235-90	Zone Change the site from R-E to M-1 zoning	Approved by BCC	November 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlays)	Existing Land Use
North	Business Employment	IP & RS20 (AE-65 & APZ-2)	Outdoor storage & single-family residential
South	Business Employment	RS5.2 & IP (AE-65 & APZ-2)	Manufactured home park, office/warehouse, & undeveloped
East	Business Employment	IP (AE-65 & APZ-2)	Undeveloped
West	Business Employment	RM18 (AE-65 & APZ-2)	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process. Staff finds that the circumstances have not substantially changed in the surrounding area. The applicant has demonstrated progress towards commencement of this development by submitting multiple technical studies and building permits which are near approval or ready to be issued. For these reasons, staff can support this first 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 September 20, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application, 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: JDS SURFACES, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



George M. Rogers, Architect

Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100

Las Vegas, Nevada 89118

(702)894-5027

fax (702)894-5028

www.gmrarchitect.com

January 12, 2026

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

re: **APN 140-20-117-003 through 140-20-117-005, 140-20-117-007,
140-20-117-008, & 140-20-117-010 through 140-20-117-014
2295 Marion Drive
Letter of Justification, Extension of Time (WS-23-0464)**

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for the first Extension of Time for the application WS-23-0464.

Project Description

The project includes a new single-story warehouse structure of 33,200 square feet on an infill lot that is already developed with other existing warehouse structures. The project does not include any modifications to the existing structures.

Justification

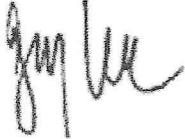
This application is justified for the following reasons:

- There are three total applications that are related to this project:
 - PW24-11653 Offsite Permit
 - PW23-18618 Drainage Study
 - BD24-06176 Building Permit
 - BD24-11206 Site Electrical Permit
 - BD24-11201 Fence Permit

- The offsite application PW24-11653 was originally submitted February 26, 2024. The application was approved to go to mylar. Some signatures have been collected and water easements are taking longer than anticipated.
- The drainage study application PW-23-18618 was completed on December 12, 2023.
- The Building Department application has been submitted, BD24-06176 with two disciplines approved. The geotechnical comments and Stormwater Prevention Plan are the last items that need to be obtained for a complete response.
- The Site Electrical Permit, BD24-11206, is ready to issue.
- The Fence Permit, BD24-11201, will be completed with the Building Permit.
- The extension of time will allow for the final items to be completed and the permits to be issued.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "George M. Rogers". The signature is written in a cursive, flowing style.

George M. Rogers, AIA

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

ZONE CHANGE to reclassify 1.59 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Betty Lane and north of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-403-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to RM18 (Residential Multi-Family 18). The subject site is proposed for a 24 lot single-family attached townhouse project with a density of 15.09 dwelling units per acre. According to the applicant, the RM18 classification is compatible with surrounding area, including the existing RS3.3 development west of the site. Furthermore, the proposed request will not have any substantial adverse effect on the surrounding public facilities and services already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0699	Zone change to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
PUD-26-0089	A planned unit development for a single-family attached townhome development is a companion item on this agenda.
WS-26-0085	A waiver of development standards and design review for a single-family attached townhome development is a companion item on this agenda.
VS-26-0090	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
TM-26-500024	A tentative map for 24 single-family residential lots 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 is in conformance with the Master Plan. Currently, the property is zoned RS20 and has been undeveloped for many years. The proposed density of this project is compatible with the nearby land uses in the area. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations; in particular, seek opportunities to expand "middle" housing options that are less prevalent such as duplexes, townhomes, triplexes, fourplexes, and smaller multiple family complexes. For these reasons, staff finds the request for the RM18 Zone appropriate.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ORVPP TRUST & KUMAR RASMI TRS

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

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0084, WS-26-0085, PUD-26-0089, VS-26-0090, TM-26-500024 _____

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

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

Date: 3/12/2026

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

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

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 4/8/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

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

February 10, 2026

Clark County Comprehensive Planning

500 S Grand Central Parkway
Box 551744
Las Vegas, Nevada 89155

**Re: Dovetail Owens
Land Use Justification Letter – Zone Change
in support of a Rezone
Shape Development, LLC
APN: 140-21-403-017**

To Whom It May Concern,

On behalf of our client, Shape Development, we request your review and approval of a Re-zone application for the subject property. The applicant will also be applying for a Waiver of Standards, Planned Unit Development, Tentative Map, and Vacation as companion items. The proposed Dovetail Owens project includes 24 single-family attached townhouse lots and 5 common lots across the 1.59-acre site, resulting in a density of 15.09 lots per acre. A summary of these requests is provided below, followed by detailed descriptions.

Project Description

The project encompasses 1.59 acres at the northeast corner of Betty Lane and Owens Avenue. It is located within the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 21, Township 20 South, Range 62 East, MDB&M, Nevada, identified as APN: 140-21-403-017. The site is currently zoned Residential Single Family (RS20) with a land use designation of Compact Neighborhood (CN). Surrounding properties include:

- **North:** Developed residential (RS20, MN)
- **West:** Across Betty Lane, developed residential (RS3.3, CN)
- **South:** Across Owens Avenue, developed residential and commercial (RS20, RN for residential; PU for commercial)
- **East:** Across Sherwin Lane, developed residential (RS10, MN)

Refer to the Site Plan for detailed zoning and land use designations.

Zone Change

The applicant respectfully requests a zone change from RS20 to RM18 for the subject parcels to support the proposed residential development. The RM18 classification is more compatible with surrounding zoning, including the existing RS3.3 development west of the site. Please note that a separate Master Plan Amendment will not be processed concurrently, as the site's current land use designation of Compact Neighborhood (CN) already supports the proposed zone change.

Conclusion

We trust this letter provides a clear description of the project and the intent of the proposed development. Should you have any questions or require additional information, please do not hesitate to contact our office at (702) 870-8771.

Sincerely,
Baughman & Turner, Inc.



Josh Barney
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

RELATED INFORMATION:

APN:

140-21-403-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

Vacating a portion of right-of-way being Owens Avenue, Betty Lane, and Sherwin Lane for the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0699	Zone change to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0084	A zone change from RS20 zone to RM18 zone is a companion item on this agenda.
WS-26-0085	A waiver of development standards and design review for a single-family attached townhome development is a companion item on this agenda.
PUD-26-0089	A planned unit development for a single-family attached townhome development is a companion item on this agenda.
TM-26-500024	A tentative map for 24 single-family residential lots 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.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ORVPP TRUST & KUMAR RASMI TRS

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

DRAFT

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
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Phone (702) 870-8771
Fax (702) 878-2695

February 10, 2025

Clark County Comprehensive Planning

500 S Grand Central Parkway
Box 551744
Las Vegas, Nevada 89155

**Re: Dovetail Owens
Vacation and Abandonment Justification Letter
Shape Development, LLC
APN: 140-21-403-017**

To Whom It May Concern,

On behalf of our client, Shape Development, we respectfully submit this request for review and approval of a Vacation and Abandonment application. Shape Development proposes to develop a single-family attached townhome subdivision on approximately 1.59 acres located at the northeast corner of Betty Lane and Owens Avenue.

As part of this application, we are requesting to vacate a portion of the right-of-way to accommodate a detached sidewalk in accordance with current Clark County Title 30 requirements. The portions of right-of-way being vacated lie along the north 5.00 feet of the north 50.00 feet of Owens Avenue, the east 5.00 feet of the east 30.00 feet of Betty Lane, and the west 5.00 feet of the west 30.00 feet of Sherwin Avenue. Please refer to the attached Vacation Site Map for reference and clarification.

We trust this letter provides a clear description of the project and the intent of the proposed development. Should you have any questions or require additional information, please do not hesitate to contact our office at (702) 870-8771.

Sincerely,
Baughman & Turner, Inc.



Josh Harney
Project Coordinator

04/08/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0085-ORVPP TRUST & KUMAR RASMI TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway geometrics; **2)** reduce street intersection offset; and **3)** allow attached sidewalks in conjunction with a proposed single-family attached residential development on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-21-403-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the distance from the property line to a residential driveway to 1 foot where 6 feet is required per Uniform Standard Drawing 222 (an 83% reduction).
2.
 - a. Reduce the street intersection off-set separation distance from the west side of Owens Avenue to Birdstone Court (private street) to 82 feet where 125 feet is required per Section 30.04.08 F (a 34% reduction).
 - b. Reduce the street intersection off-set separation distance from the east side of Owens Avenue to Birdstone (private street) to 82 feet where 125 feet is required per Section 30.04.08 F (a 34% reduction).
3.
 - a. Allow a partially attached sidewalk along Owens Avenue where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow a partially attached sidewalk along Sherwin Lane where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Project Type: Single-family attached residential development (Townhomes)
- Number of Lots: 24

Site Plan

The plan depicts a proposed 24 unit single-family attached townhome development located north of Owens Avenue between Betty Lane and Sherwin Lane. Access is shown via a 43-foot wide east-west private street with an attached 4 foot decorative paver sidewalk on the south side of the street. Individual driveways access each townhome with 18 foot driveways for the southern units and 4 foot driveways for the northern units. The proposed driveways are located approximately 1 foot from proposed property lines, where 6 feet is required and are the subject of a waiver request. The plan shows a private east-west street with a proposed street intersection off-set that is located approximately 82 feet north of Owens Avenue on the east and west ends of the property where 125 feet is required and is also the subject of waiver requests.

Landscaping

The landscape plan depicts partially detached sidewalks along Owens Avenue and Sherwin Lane, with both partially attached sidewalks being the subject of waiver requests with this application. The remaining detached sidewalk is located along Betty Lane and does not include a partially attached sidewalk as defined by code and does not require a waiver request.

Applicant's Justification

The applicant states that the distance between the proposed driveways of the 24 lot townhome subdivision and interior property lines is 1.5 feet where 6 feet is required. The wet and dry utilities for the townhome development are not the same as those related to a single-family detached development. Reduction of the driveway separation is a typical pattern with single-family attached homes. Birdstone Court will be shifted approximately 2.9 feet north of its existing intersection with Betty Lane on the west side of the property. The right-of-way offset waivers between Owens Avenue and the private street (Birdstone Court) will include sight visibility easements that maintain clear lines of sight for drivers and are the subject of a waiver requests. A portion of each sidewalk along Owens Avenue and Sherwin Lane will remain attached with those detached areas design to navigate around existing power poles. Both Owens Avenue and Sherwin Lane have attached portions of sidewalk that are the subject of the waiver requests.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0699	Zone change to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
TM-26-500024	A tentative map for 24 single-family residential lots is a companion item on this agenda.
ZC-26-0084	A zone change from RS20 to RM18 is a companion item on this agenda.
VS-26-0090	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
PUD-26-0089	A planned unit development for a single-family attached townhome development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to reduce the distance from the driveway to the property line. The minimum required distance is intended to provide a safe transition from the property to right-of-way, reducing the chance for accidents.

Waiver of Development Standards #2

Staff cannot support the request to reduce the street intersection off-sets on the west and east sides of Birdstone Court, as the reduction will cause left turn conflicts, creating a potential for collisions.

Waiver of Development Standards #3

Staff cannot support the request to allow an attached sidewalk in place of a detached sidewalk along portions of Owens Avenue and Sherwin Lane. The site is new construction; there is no

reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ORVPP TRUST & KUMAR RASMI TRS
CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT

Baughman & Turner, Inc.
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February 10, 2026

Clark County Comprehensive Planning

500 S Grand Central Parkway
Box 551744
Las Vegas, Nevada 89155

**Re: Dovetail Owens (APR-25-101735)
Land Use Justification Letter – Public Works Waivers (WS)
Shape Development, LLC
APN: 140-21-403-017**

To Whom It May Concern,

On behalf of our client, Shape Development, we request your review and approval of a Waiver of Standards application for the subject property. The applicant will also be applying for a Re-zone, Planned Unit Development, Tentative Map, and Vacation as companion items. The proposed Dovetail Owens project includes 24 single-family attached townhouse lots and 5 common lots across the 1.59-acre site, resulting in a density of 15.09 lots per acre. A summary of these requests is provided below, followed by detailed descriptions.

Summary of Requests

Tentative Map

Re-Zone: RS20 to RM18 (per separate application)

Master Plan: CN

Vacation: Right-of-way (per separate application)

PUD (per separate application):

1. Single-Family Attached Residential Townhome
2. Modified Setbacks from RM18 (RS2) requirements
3. Decrease Minimum Lot Size from 1,800s.f. to 1,368s.f.
4. Allow for a 6 foot wall (decorative screen or wrought iron fence) where an 8 foot decorative screen wall is required *Title 30.04.02.C.1.i*
5. Allow for a 15-foot rear yard setback and 6-foot wall in lieu of the required 15-foot wide landscape buffer with trees and an 8-foot decorative wall between RM and RS zoning along the north property line, as required per Title 30.04.06.

Waiver of Standards (Public Works):

1. Reduce distance from property line to driveway to 1.5 feet where 6 feet is required per *Uniform Standard Drawing 222* (75% reduction)
2. Reduce 125-foot intersection offset per *Title 30.04.08.f* to 82.26 feet to the west of the site (34.2% reduction)

3. Reduce 125-foot intersection offset per *Title 30.04.08.f* to 82.37 feet to the east of the site (34.1% reduction)
4. Use attached sidewalk along portions of Owens Ave. and Sherwin Ln. in lieu of detached sidewalk as required per *Title 30.04.08*.

Project Description

The project encompasses 1.59 acres at the northeast corner of Betty Lane and Owens Avenue. It is located within the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 21, Township 20 South, Range 62 East, MDB&M, Nevada, identified as APN: 140-21-403-017. The site is currently zoned Residential Single Family (RS20) with a land use designation of Compact Neighborhood (CN). Surrounding properties include:

- **North:** Developed residential (RS20, MN)
- **West:** Across Betty Lane, developed residential (RS3.3, CN)
- **South:** Across Owens Avenue, developed residential and commercial (RS20, RN for residential; PU for commercial)
- **East:** Across Sherwin Lane, developed residential (RS10, MN)

Refer to the Tentative Map for detailed zoning and land use designations.

Waiver of Standards

The distance from property line to driveway is being requested to be reduced from 6 feet per Uniform Standard Drawing 222 to 1.5 feet (**Public Works Waiver of Development Standards #1**). The wet utility and dry utility designs for this type of product vary from typical single family detached product and 6 feet isn't necessary to provide all necessary facilities for the buildings. Reduction of this separation is a typical pattern with single family attached products.

The current right-of-way offset between Owens Avenue and Birdstone Court is 82.26 feet on the west side of the site, which is approximately 34.2% less than the 125 feet required per 30.04.08 of the Clark County Development Code (Title 30) (**Public Works Waiver of Development Standards #2**). On the east side of the site, the offset is 82.37 feet, about 34.1% less than the required 125 feet per 30.04.08 of the Clark County Development Code (Title 30) (**Public Works Waiver of Development Standards #3**). To ensure safe and efficient vehicle movement, future sight visibility easements will be established at the intersections of Birdstone Court with both Betty Lane and Sherwin Lane. These easements will help maintain clear lines of sight for drivers entering and exiting the area. Additionally, Birdstone Court will be shifted approximately 2.9 feet north of its existing intersection with Betty Lane on the east side of the project.

In addition, we are requesting approval to maintain an attached sidewalk configuration along portions of Owens Avenue and Sherwin Lane in lieu of the detached sidewalk requirement outlined in Title 30.04.08 (**Public Works Waiver of Development Standards #4**). The sidewalk will remain attached except where minor shifts are necessary to navigate existing power poles. This approach provides a cleaner, more consistent streetscape, minimizes grading impacts, and reflects prior commissioner feedback supporting the attached sidewalk design. By formalizing this through a waiver, we aim to deliver a pedestrian environment that complements the overall character of the project and the surrounding neighborhood.

Conclusion

We trust this letter provides a clear description of the project and the intent of the proposed development. Should you have any questions or require additional information, please do not hesitate to contact our office at (702) 870-8771.

Sincerely,
Baughman & Turner, Inc.



Josh Harney
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

PLANNED UNIT DEVELOPMENT for a 24 lot single-family attached residential development with modified development standards on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor.
TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-21-403-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Project Type: Single-Family Attached Residential Development (Townhomes)
- Number of Lots: 24
- Density (du/ac): 15.09
- Minimum/Maximum Lot Size (square feet): 1,368/2,250
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,539 (all 24 units)
- Open Space Required/Provided: 2,880/5,573
- Parking Required/Provided: 53/56

Site Plan

The plan depicts a proposed 24 unit single-family attached townhome development located north of Owens Avenue between Betty Lane and Sherwin Lane. Access is shown via a 43 foot wide east-west private street with an attached 4 foot decorative paver sidewalk on the south side of the street. Individual driveways access each townhome with 18 foot driveways for the southern units and 4 foot driveways for the northern units. Partially detached sidewalks are provided on the east, west, and south perimeter of the development and are the subject of a related waiver request and vacation of right-of-way requests. Eight Visitor parking is located between the residential buildings adjacent to the open space areas on the north and south sides of the private

street. Three parking spaces and 1 accessible space are located on each side of the private street for visitor parking. As part of this PUD request, the applicant is requesting modified development standards which include the following:

Proposed Modifications	RM18 - (Single Family Attached - RS2 Standards)	Proposed Setbacks Lots 1-12	Proposed Setbacks Lots 13-24
Front (Garage)	20	4 feet min. and 5 feet max.	18 feet min. and 19 feet max.
Front (Living)	20	4 feet from living area to private street	17 feet from living area to private street - 2 nd story
Rear (Living)	15	15	<ul style="list-style-type: none"> • 8 feet to common element (Lots 14, 15, 17-20, 22-23) • 6 feet to common element (Lots 13, 16, 21 & 24)
Rear (Leading edge of Porch/Patio)	3	6 feet to rear property line (leading edge) (Lots 1-12 only)	N/A
Side Interior (Attached Units)	0	0	0
Side Interior (Side Not Attached)	5	3	3
Side Street	10	7	6

Other Proposed Modifications	Title 30 Standards	Proposed Standards	Percent Change
Minimum Lot Size (Square Feet)	1,800	1,368	24% reduction
Landscape Buffer Width (Feet)	15	0	100% reduction
Decorative Buffer Wall Height (Feet)-north property line	8	6	25% reduction
Driveway Depth	20	4 (lots 1-12) 18 (lots 13-24)	80% reduction 10% reduction

Landscaping

Street landscaping is provided on each of the 3 adjacent public streets with the required number of trees and shrubs. Open space areas are located in common element spaces between buildings on the north and south sides of the private street. This includes 2 dog parks and a picnic area. The required buffer landscaping along the north property line is not provided and is included with the PUD modification, this area only includes a proposed 6 foot high decorative wall where an 8 foot decorative wall is required. The plan shows individual rear yards 15 foot in length where a 15 foot landscape buffer is required along the north property line. Six foot decorative walls are on 3 sides of each open space area to maintain direct access to the dog parks and picnic areas from visitor parking spaces.

Elevations

The elevations depict townhome construction with stucco finished walls, concrete tile roofing and 4 distinct architectural elevation styles. The elevations comply with Title 30 by meeting 2 design features, including decks/patios and porches. The overall height of the buildings is 30 feet.

Floor Plans

The floor plans depict four, 6-unit buildings, each with 2 stories and 1,539 square feet of living area. Each home will have an attached 2 car garage with additional 2 car driveway parking for Lots 13-24.

Applicant's Justification

The site is surrounded by existing development, including single-family residential on the north (RS20), east (RS10), south (RS20), and west (RS3.3) sides, including 2 existing places of worship south of Owens Avenue. The Planned Unit Development (PUD) will not adversely impact surrounding properties. This infill development is designed to be compatible and harmonious with adjacent uses, serving as a transitional buffer between existing homes to the north and east. Building heights and materials will align with those of neighboring communities. The project will incorporate alternative setbacks and development waivers appropriate for townhouse construction, while maintaining adequate buffering and consistent building heights.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0699	Zone Change site to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
TM-26-500024	A tentative map for 24 single-family residential lots is a companion item on this agenda.
ZC-26-0084	A zone change from RS20 to RM18 zoning is a companion item on this agenda.
WS-26-0085	A waiver of development standards and design review for a single-family attached townhome development is a companion item on this agenda.
VS-26-0090	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Planned Unit Development

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

While the proposed development could help to activate a long-term unused area and act as an in-fill development in the neighborhood, the density combined with the modified development standards of the proposed PUD will not be compatible with the character of the surrounding area. The design of the proposed residential development with a private through street and 4 foot separation between the garages on Lots 1-12 and the edge of street does not allow for adequate sight distances while backing out of garages, creating unsafe circulation. The elimination of the buffer landscaping along the north property line, including not planting 19 evergreen trees, will not meet the intent of Master Plan Policy 3.6.1 (Urban Heat Island Effect). The design of the lots and decrease in lot size minimums, decreased driveway depth, and decreased home setbacks are not compatible with the street design and safe access along the north side of the private street. Overall, staff finds the proposed development will not comply with Master Plan Policy 1.4.5 for Buffers and Transitions, Policy 3.6.1 for the Urban Heat Island Effect, and finally Policy 6.2.3 for Neighborhood Transitions. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ORVPP TRUST & KUMAR RASMI TRS

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

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

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

February 10, 2026

Clark County Comprehensive Planning

500 S Grand Central Parkway
Box 551744
Las Vegas, Nevada 89155

**Re: Dovetail Owens
Land Use Justification Letter – PUD Request
in support of a Planned Unit Development
Shape Development, LLC
APN: 140-21-403-017**

To Whom It May Concern,

On behalf of our client, Shape Development, we request your review and approval of a Planned Unit Development application for the subject property. The applicant will also be applying for a Re-zone, Tentative Map, Waiver of Standards, and Vacation as companion items. The proposed Dovetail Owens project includes 24 single-family attached townhouse lots and 5 common lots across the 1.59-acre site, resulting in a density of 15.09 lots per acre. A summary of these requests is provided below, followed by detailed descriptions.

Summary of Requests

Tentative Map

Re-Zone: RS20 to RM18 (per separate application)

Master Plan: CN

Vacation: Right-of-way (per separate application)

PUD:

1. Single-Family Attached Residential Townhome
2. Modified Setbacks from RM18 (RS2) requirements
3. Decrease Minimum Lot Size from 1,800s.f. to 1,368s.f.
4. Allow for a 15-foot rear yard setback and 6-foot wall in lieu of the required 15-foot wide landscape buffer with trees and an 8-foot decorative wall between RM and RS zoning along the north property line, as required per *Title 30.04.06.*

Project Description

The project encompasses 1.59 acres at the northeast corner of Betty Lane and Owens Avenue. It is located within the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 21, Township 20 South, Range 62 East, MDB&M, Nevada, identified as APN: 140-21-403-017. The site is currently zoned Residential Single Family (RS20) with a land use designation of Compact Neighborhood (CN). Surrounding properties include:

- **North:** Developed residential (RS20, MN)
- **West:** Across Betty Lane, developed residential (RS3.3, CN)
- **South:** Across Owens Avenue, developed residential and commercial (RS20, RN for residential; PU for commercial)
- **East:** Across Sherwin Lane, developed residential (RS10, MN)

Refer to the Site Plan for detailed zoning and land use designations.

Planned Unit Development

The Dovetail Owens project will include twenty-four (24) single-family attached townhouse lots and five (5) common lots across a 1.59-acre site, resulting in a density of approximately 15.09 lots per acre. This density complies with the maximum of 18 units per acre permitted under the proposed RM18 zoning designation in Clark County Title 30.02.09.

The Planned Unit Development (PUD) will not adversely impact surrounding properties. This infill development is designed to be compatible and harmonious with adjacent uses, serving as a transitional buffer between existing homes to the north and east. Building heights and materials will align with those of neighboring communities. The project will incorporate alternative setbacks and development waivers appropriate for townhouse construction, while maintaining adequate buffering and consistent building heights.

Cross sections (Sheets SP2 and SP3) illustrate perimeter elevations relative to adjacent properties. Certain areas exceed a 36-inch grade increase, with a maximum fill of 48-inches near Lot 20, due to typical grading constraints. The design maintains historic drainage patterns and eliminates low points below existing street grades.

The site will feature a 43-foot-wide private street with two access points from Betty Lane and Sherwin Lane. Lot sizes within the project range from 1,488 to 2,250 square feet, with an average of 1,830 square feet. One PUD modification, **PUD Standard #3**, is requested to allow a minimum lot size of 1,368 square feet in lieu of the standard 1,800 square feet.

Setbacks/Separations

The applicant requests the following modified setbacks under **PUD Standards #1 and #2** (excluding architectural encroachments):

Front (Garage)	4 feet min. and 5 feet max. from private street (Lots 1–12)
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	18 feet min. and 19 feet max. from private street (Lots 13–24)
Front (Living Area)	4 feet from living area to private street (Lots 1–12)
	17 feet from living area to private street (Lots 13–24) – 2 nd Level
Rear Living	15 feet (Lots 1–12)
	6 feet to common element (Lots 13–24)
Rear Porch/Patio	6 feet to common element (leading edge) (All Lots)
Side Setback	0 feet between units (All Lots)
Corner Setback	10 feet to private street (All Lots)

These setbacks are appropriate for a townhouse development and apply internally within the project site. Perimeter setbacks will remain consistent to ensure compatibility with surrounding communities.

Residential Adjacency

Cross-sections included with this submittal illustrate perimeter elevations relative to adjacent properties. The proposed grading plan complies with Residential Adjacency requirements.

To address Residential Adjacency Standards as required per Title 30.04.06, we are requesting to provide a 15-foot rear yard setback together with a 6-foot decorative wall in lieu of the required 15-foot wide landscape buffer with trees and an 8-foot decorative wall along the north property line, more specifically for lots 1 through 12, **PUD Standard #4**. This alternative maintains the full rear yard setback and incorporates a solid wall to ensure privacy and visual screening between residential uses. The proposed design minimizes maintenance burdens, reduces water demand compared to a landscaped buffer, and achieves a similar intent of separation and compatibility between RM and RS zones.

Parking Analysis

The required parking for this development is as follows.

Spaces per Unit:	48 garage spaces (2 spaces per each of the 24 proposed units)
Visitor Parking:	5 spaces (1 space per every 5 units)
Total Required:	53 spaces

The project provides 48 garage spaces and 8 off-street parking spaces, for a total of 56 spaces—exceeding the required minimum. Additionally, Lots 13–24 include 18-foot driveways, which can accommodate supplemental guest parking.

Open Space and Pedestrian Circulation

The applicant will provide perimeter landscape buffering along Betty Lane, Sherwin Lane, and Owens Avenue by establishing common lots, as shown on the Site Plan. Cross sections included in this submittal illustrate perimeter elevations relative to adjacent properties.

The landscape plan includes a centralized amenity area located within Common Elements D and E. All landscaping within the common elements of Dovetail Owens will be maintained by the homeowner’s association to ensure cohesive and consistent upkeep, while individual yard areas

will be maintained by homeowners. Pedestrian circulation is supported by proposed four-foot-wide sidewalks throughout the community.

The minimum required open space for the project is 2,880 square feet; the site provides a total of 5,753 square feet of landscaped common area, exceeding this requirement. Additionally, the 44-foot-wide open space between Lots 6 and 7 and between Lots 18 and 19 generally satisfies the open space requirement in its entirety.

Floor Plans and Elevations

The developer proposes one townhome building type consisting of six units (6-plex). Each two-story home will provide approximately 1,539 square feet of livable space, include a widened two-car garage, and a maximum height of 27' 3" above grade. All units will have front access, with entry doors oriented toward the on-site private street.

Exterior materials will feature stucco-finished walls and concrete tile roofing. To enhance visual variety, four distinct architectural elevation styles will be incorporated across the building. The elevations comply with Title 30.04.05.E.2 by including two required design features: decks/patios and porches/patios.

Conclusion

We trust this letter provides a clear description of the project and the intent of the proposed development. Should you have any questions or require additional information, please do not hesitate to contact our office at (702) 870-8771.

Sincerely,
Baughman & Turner, Inc.



Josh Harney
Project Coordinator

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-50024-ORVPP TRUST & KUMAR RASMI TRS:

TENTATIVE MAP consisting of 24 single-family residential lots and common lots on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:
140-21-403-017

LAND USE PLAN:
SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.59
- Project Type: Single-family attached residential development (townhomes)
- Number of Lots: 24 and 6 common lots
- Density (du/ac): 15.09
- Minimum/Maximum Lot Size (square feet): 1,368/2,250

Project Description

The plan depicts a proposed subdivision consisting of 24 single-family attached residential lots. All lots face internally with access from a 43 foot wide east-west private street between Betty Lane and Sherwin Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0699	Zone change to R-3 zoning for a multi-family residential development consisting of 28 units	Denied by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Ranch Estates Neighborhood (up to 2 du/ac)	RS20	Place of worship & single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-26-0084	A zone change from RS20 zone to RM18 zone is a companion item on this agenda.
VS-26-0090	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
WS-26-0085	A waiver of development standards and design review for a single-family attached townhome development is a companion item on this agenda.
PUD-26-0089	A planned unit development for a single-family attached townhome development 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.

The proximity of the private street to the garages on the north side of the street creates a conflict with pedestrians and traffic due to the lack of visibility. The proposed number of lots does not allow for compliance with other standards related to buffering and screening and driveway standards. Staff does not support the associated planned unit development (PUD) or waivers of development standards; therefore, staff does not support the tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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.

Building Department - Addressing

- All street suffixes shall be spelled out;
- The extension of the street Birdstone shall have a suffix that is not Street or Court. The existing cul-de-sac shall still be shown as Birdstone Court.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: ORVPP TRUST & KUMAR RASMI TRS

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