



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 29, 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](mailto: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](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto: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 January 15, 2026. (For possible action)
- IV. Approval of the Agenda for January 29, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

02/18/26 BCC

**1. ZC-25-0873-ATLAS CRANE, INC.:**

**ZONE CHANGE** to reclassify 2.49 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor (description on file). MK/gc (For possible action) 02/18/26

**2. WS-25-0874-ATLAS CRANE, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) reduce access gate setbacks; 4) increase parking; 5) waive full off-site improvements.

**DESIGN REVIEW** for a proposed office/warehouse building with a proposed outdoor storage yard on 4.87 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/dd/cv (For possible action) 02/18/26 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: February 12, 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

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KEVIN SCHILLER, County Manager



## Sunrise Manor Town Advisory Board

January 15, 2026

### MINUTES

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

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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 December 11, 2025 Minutes

Moved by: Mr. Williams

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for January 15, 2026

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

01/20/26 PC

**1. PA-25-700050-SINGAL VINEY & DUGGAL AMRISH & SARITA:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) on 2.50 acres. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/gc (For possible action) 01/20/26 PC

Moved by: Mr. Williams

Action: Adopted per staff recommendations

Vote: 3-0/Unanimously

**BOARD OF COUNTY COMMISSIONERS**

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KEVIN SCHILLER, County Manager



**2. ZC-25-0790-SINGAL VINEY & DUGGAL AMRISH & SARITA:**

**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor (description on file). MK/gc (For possible action) **01/20/26 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

**3. WS-25-0791-SINGAL VINEY & DUGGAL AMRISH & SARITA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) reduce curb return radius.

**DESIGN REVIEWS** for the following: 1) alternative yards; and 2) a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor. MK/hw/cv (For possible action) **01/20/26 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 2-1

**4. TM-25-500196-SINGAL VINEY & DUGGAL AMRISH & SARITA:**

**TENTATIVE MAP** consisting of 20 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor. MK/hw/cv (For possible action) **01/20/26 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 2-1

01/21/26 BCC

**5. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:**

**HOLDOVER ZONE CHANGE** to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action) **01/21/26 BCC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

**6. WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometrics.

**DESIGN REVIEW** for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/cv (For possible action) **01/21/26 BCC**

Moved by: Mr. Williams

Action: Approved Design Review ONLY (Waivers were removed per letter from planning)

Vote: 3-0/Unanimously

**7. ZC-25-0815-FOLKS BROTHERS INVESTMENTS, LLC:**

**ZONE CHANGE** to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action) **01/21/26 BCC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

**BOARD OF COUNTY COMMISSIONERS**

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KEVIN SCHILLER, County Manager



02/03/26 PC

**8. ET-25-400135 (WS-24-0547)-A & J RENTALS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family RS20) Zone. Generally located on the west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action) 01/21/26 BCC

Moved by: Mr. Williams

Action: Approved with 6month review to address code enforcement issues.

Vote: 3-0/Unanimously

**9. UC-25-0865-NEPTUNE ENTERPRISES, LLC:**

**USE PERMIT** for a vehicle paint/body shop in conjunction with an existing warehouse on 0.54 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Lamont Street and north of Alto Avenue within Sunrise Manor. 01/21/26 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: Al Rojas commented on the Nuisance properties in Sunrise Manor. Mr. Williams mentioned that there is a crosswalk between Bonanza & Stuart that needs the Flashing lights for safety.

IX. Next Meeting Date: The next regular meeting will be January 29, 2026

X. Adjournment  
The meeting was adjourned at 8:05pm

**BOARD OF COUNTY COMMISSIONERS**

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KEVIN SCHILLER, County Manager

02/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0873-ATLAS CRANE, INC.:**

**ZONE CHANGE** to reclassify 2.49 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone.

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

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RELATED INFORMATION:

APN:

140-16-101-005

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

**Project Description**

**General Summary**

- Site Address: 3120 N. Nellis Boulevard
- Site Acreage: 2.49
- Existing Land Use: Single-family residential

Applicant's Justification

The applicant states that the proposed zone change to IL (Industrial Light) will allow for the subject parcel to match the IL (Industrial Light) zoning on the adjacent parcel to the north that the property owner also owns. The property owner intends to develop both parcels into one overall outdoor storage facility. Furthermore, there are other IL (Industrial Light) zoned properties to the east, south, and west.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
West	Business Employment	CG & IL (AE-80 & APZ-1)	Vehicle sales & outdoor storage

**Related Applications**

Application Number	Request
WS-25-0874	Waivers of development standards and a design review for an outdoor storage facility that includes the adjacent parcel to the north is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL (Industrial Light) zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. Adjacent and abutting properties to the north, south, east, and west are zoned IL (Industrial Light). Although there is an abutting CG (Commercial General) zoned parcel to the west, it appears it is currently being used for industrial purposes. Furthermore, the adjacent parcel to the north is owned by the same property owner as the subject site and is already zoned IL (Industrial Light). Both parcels are intended to be developed as one project. Therefore, the proposed IL (Industrial Light) zoning on the subject site will allow for a uniform zoning district throughout the overall property. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base and the Airport Environs Overlay District. For these reasons, staff finds the request for IL (Industrial Light) zoning is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0355-



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

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

**APPLICANT:** ATLAS CRANE, INC.

**CONTACT:** P. JAMES KLENK, ARCHITECT, LLC, 4629 VICTORIA BEACH WAY, LAS VEGAS, NV 89130

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0874-ATLAS CRANE, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) reduce access gate setbacks; 4) increase parking; 5) waive full off-site improvements.

**DESIGN REVIEW** for a proposed office/warehouse building with a proposed outdoor storage yard on 4.87 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

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

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RELATED INFORMATION:

APN:

140-16-101-004; 140-16-101-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Ringe Lane where two, 5 foot wide landscape strips on each side of a detached sidewalk are required per Section 30.04.01D.
2. Eliminate the landscape buffer along a portion of the north property line where a 15 foot wide landscape buffer consisting of a double row of evergreen trees is required per Section 30.04.02C.
3. Reduce the access gate setbacks (northeast and southeast gates) to 46 feet where a minimum of 50 feet is required per Section 30.04.03E (an 8% reduction).
4. Allow 11 parking spaces where 8 parking spaces are required and a maximum of 9 parking spaces are allowed per Section 30.04.04D (a 22% increase).
5. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ringe Lane where required per Section 30.04.08C.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3120 & 3162 Nellis Boulevard
- Site Acreage: 4.87
- Project Type: Office/warehouse with outdoor storage
- Number of Stories: 1
- Building Height: 24 feet, 6 inches

- Square Feet: 7,942 (proposed office/warehouse building)
- Parking Required/Provided: 9/11
- Sustainability Required/Provided: 7/2.5

#### Site Plan

The plan depicts a proposed office/warehouse building in the northwest corner of the site, adjacent to Nellis Boulevard. The proposed parking lot consists of 11 parking spaces located south of the proposed office/warehouse building, while the remainder of the site to the east will be utilized as outdoor storage area for heavy equipment. There are 11 parking spaces for the site where only 9 parking spaces are permissible, thus necessitating a waiver of development standards to increase the maximum number of parking spaces. There is an existing office building and 2 prefabricated shade structures currently located on the site that will be demolished and removed with the proposed development. Access to the site is provided from Nellis Boulevard via a single driveway on the southern half of the site, which connects to the proposed parking area.

There are 2 additional driveways located in the northeast and southeast corners of the site along the east property line adjacent to Ringe Lane. These gates provide access to the outdoor storage area of the site. The north and south driveways along Ringe Lane are gated and only have throat depths of 46 feet where 50 feet is required, thus necessitating a waiver of development standards. There are existing attached sidewalks along Nellis Boulevard, and no off-site improvements (curb, gutter, sidewalks, streetlights, or partial paving) are provided along Ringe Lane, thus necessitating a waiver of development standards.

#### Landscaping

The plan depicts an existing attached sidewalk along Nellis Boulevard, with a proposed 20 foot landscape strip located behind the existing sidewalk. The landscaping strip will contain medium trees spaced 20 feet on center, shrubs, and groundcover. A proposed 8 foot high wall is located at the rear of the landscape strip separating it from the rest of the site. No street landscaping is provided along Ringe Lane, thus requiring a waiver to eliminate the street landscaping required per Code. The applicant is also not providing the required buffering and screening along the northeast portion of the site, abutting the residential zoned; therefore, necessitating another waiver.

#### Elevations

Elevations for the proposed office/warehouse building includes variable rooflines and being primarily constructed of colored/painted metal siding. Decorative accents such as stone wainscot and storefront glass windows and doors will also be included. The maximum height of the building is 24 feet, 6 inches.

#### Floor Plans

The plans for the proposed office/warehouse building show an area of 2,267 square feet of office space and 5,675 square feet of warehouse space. The office portion of the building will contain several offices, a training room, break room, and a conference room. The warehouse portion of the building does not depict any interior rooms. The overall area of the building is 7,942 square feet.



### Applicant's Justification

The applicant states the planned land use for the site lends itself to an office/warehouse development with outdoor storage, and that the proposed office/warehouse building will provide a modern and industrial look for the property. The main building that currently exists on-site is a former residence, and the new building will be an improvement to the site overall. The applicant also states this section of Ringe Lane is primarily used by commercial trucking and storage businesses, and that traffic would not be impacted by the waiver for the gate setback. Additionally, the lack of the required landscape buffer to the northeast will not negatively impact the area since the residential zoned property is currently operating as a similar industrial use. Furthermore, the increase in parking is only for 3 parking spaces, and that these will accommodate employees at the site. Finally, the applicant states street landscaping and off-site improvements are not provided along Ringe Lane due to the industrial nature of the street and the high costs that the landscaping and off-site improvements would entail.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0536-95 (ET-0145-03)	Fifth extension of time for a zone change, waivers, and design review for outdoor storage - expired	Approved by BCC	July 2005
ZC-0536-95 (ET-0136-03)	Fourth extension of time for a zone change, waivers, and design review for outdoor storage - expired	Approved by BCC	August 2003
ZC-0536-95 (ET-0170-03)	Third extension of time for a zone change, waivers, and design review for outdoor storage - expired	Approved by BCC	July 2002
ET/ZC-95-0536	Second extension of time for a zone change, waivers, and design review for outdoor storage - no ET number assigned - expired	Approved by PC	July 1997
ET/ZC-95-0536	First extension of time for a zone change, waivers, and design review for outdoor storage - no ET number assigned - expired	Approved by PC	July 1996
ZC-95-0536	Zone change, waivers, and design review for outdoor storage - expired	Approved by PC	June 1995

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & RS3.3 (AE-80 & APZ-1)	Tire sales & single-family residence
South & East	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
West	Business Employment	CG & IL (AE-80 & APZ-1)	Gas station, vehicle sales, & outdoor storage

### Related Applications

Application Number	Request
ZC-25-0873	A zone change from RS20 to IL is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

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

##### Waiver of Development Standards #2

While staff does not normally support waivers of development standards for buffering and screening standards, staff finds that the parcel to the northeast will not be negatively impacted by the lack of a landscape buffer. The planned land use for the parcel to the northeast is BE (Business Employment), which facilitates commercial and industrial development. The existing home on-site is nonconforming, and the site itself may currently be used in some commercial capacity. For these reasons, staff can support this request.

##### Waiver of Development Standards #3

While staff acknowledges that this is a minor reduction of standards, and that many of the parcels in this area and along Ringe Lane contain commercial and industrial uses, staff finds that the type of vehicles that will be stored on-site (heavy equipment/cranes) may protrude into the right-of-way while waiting for the gates to open. Alternatively, the vehicles could potentially impede traffic or create safety hazards. For these reasons, staff cannot support this request.

##### Waiver of Development Standards #4

Additional parking is discouraged due to the potential to compound the urban heat island effect, and while staff does not normally support increase in maximum parking, staff finds that the



proposed increase does not result in an impactful amount of additional paving. The requested increase is only for 3 parking spaces, which the applicant notes are necessary for their staff. Additionally, staff notes that the required parking lot trees will be planted for the additional parking spaces. For these reasons, staff can 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 proposed office/warehouse building will be an improvement to the existing building that was formerly a single-family residence. The painted metal façade, storefront glass, and stone veneer building will be an excellent addition to the site, and the landscaping strip along Nellis Boulevard will improve the area as a whole. However, since staff is not supporting the waivers for street landscaping or access gate setbacks, staff cannot support this request.

#### **Public Works - Development Review**

##### Waiver of Development Standards #5

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

#### **Staff Recommendation**

Approval of waivers of development standards #2 and #4; denial of waivers of development standards #1, #3, and #5, and the design review.

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:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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;
- 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 trees waived.



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

#### **Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Ringe Lane;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate on a Special Improvement District (SID) for off-site improvements, including but not limited to, fire hydrants, curb and gutter, paving and streetlights.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking 0355-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: STR8LINE DESIGN, LLC**

**CONTACT: STR8LINE DESIGN, LLC, 1001 E. SUNSET ROAD, #98101, LAS VEGAS, NV 89193**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-16-101-004 & 140-16-101-005

PROPERTY ADDRESS/ CROSS STREETS: 3162 & 3120 Nellis Blvd., Las Vegas, NV 89115

## DETAILED SUMMARY PROJECT DESCRIPTION

Construct an approximately 6750 sq ft office/shop building along with associated site improvements including paving and landscaping

## PROPERTY OWNER INFORMATION

NAME: Atlas Crane Inc. (Eric Lariviere)

ADDRESS: 3162 & 3120 Nellis Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-247-6161

CELL 702-810-4848

EMAIL: [REDACTED]

## APPLICANT INFORMATION

NAME: Atlas Crane Inc. (Eric Lariviere)

ADDRESS: 3162 & 3120 Nellis Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-247-6161

CELL 702-810-4848

EMAIL: [REDACTED]

## CORRESPONDENT INFORMATION

NAME: P. James Klenk, Architect, LLC, c/o Patrick Klenk, AIA

ADDRESS: 4629 Victoria Beach Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89130

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-683-3277

CELL \_\_\_\_\_

EMAIL: [REDACTED]

\*Correspondent will receive all project communication

(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.

Eric D. Lariviere

Eric Lariviere

7/16/25

Property Owner (Signature)\*

Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
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APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

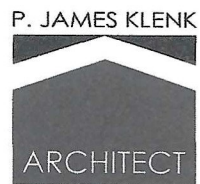
PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



Clark County  
Comprehensive Planning Division  
500 South Grand  
Central Parkway  
Las Vegas, Nevada  
89155

Regarding: 3120 & 3162 N. Nellis  
APN#140-16-101-005 &  
APN#140-16-101-004 –  
JUSTIFICATION LETTER



The current owners of said property above are making the following request of Clark County for improvements of their existing business and land for the betterment of the property as well as to conform to current zoning and air quality standards. We submit this Justification Letter as a summary of current conditions as well as proposed:

**Existing Conditions** – The current zoning on the parcel, APN# 140-16-101-005, is RS20 Zoned with the underlaying land use of Business Employment (BE). The existing structure on the parcel does not currently conform to a commercial use, as it is a relic from a past use of a single family residence. There is an existing utility yard behind and to the rear of the existing structure behind a fencing. The adjacent properties are all currently zoned for industrial use, with the exception of a parcel to the Northeast. The existing business office structure is purportedly a former residence that faces Nellis Road.

**Substance of Request:**

- **Proposed** – The property owners are intending invest capitol into the property with a new proposed approximate 8,000 sf Office/Warehouse building. The office will provide a modern yet industrial look for the property. Onsite parking shall be provided to meet County requirements as well as refuse enclosure. Site improvements to the site shall meet and comply with Air Quality as well as Clark County standards for dust control. Street landscaping along Nellis shall comply with Title 30.
- **Application Being Sought – Zone Change** – The owners wish to submit for a **Zone Change** for North parcel (140-16-101-005) to match and conform to (IL) from the existing (RS20). The parcels shall be combined and recorded via a concurrent mapping process at a later date. With the request, we are submitting for a design of the proposed new 8,000 sf building and new site development.
- **Waivers Being Requested** – The following waivers have been identified and request as follows:
  - **A.** Request approval to gates along N. Ringe Lane from 50 feet to 11 feet
    - **Reasoning** – 50 feet would impact business operations (heavy crane trucking) for the lot. Conditions and use of Ringe Ln is of commercial trucking and would serve as minimum, if any, impactful traffic for gates. This gates serv as employee use only and would be fitted with automatic open/close operation as vehicles approach, gates would be open for passage. This waiver is link to Title 30 30.04.03E(2)
  - **B.** Request approval to waive landscape buffer along North Property line
    - **Reasoning** – Having properties to the North seemly operating as similar or like uses the Owners feel screening would not be require for the portion of the property. Also, having a property line at 640 feet long, this would be a significate financial impact for the development as well as a loss of crane truck vehicle maneuvering. This waiver is linked to Title 30 30.04.02C

- C. Request of development of full offsites of Ringe Lane to include pedestrian sidewalks, streetlights, curb, gutter and half-street pavement (public works)
  - **Reasoning** – The development of this portion of Ringe Lane with full offsite developments at this time would not be of a common use for this industrial area. Ringe Lane is a very lightly traveled commuter passenger vehicle use, and yet an even lighter use of pedestrian foot traffic. Sidewalks and full development at this time work not connect and any neighboring use of the path and would pose an economic hardship for the project at this time. The client feels the investment is better spent to comply with the important compliance of air quality as well as the security and improvement of Nellis Blvd facing. We would like to propose limited offsite improvements with commercial drives.
- D. Request approval for landscaping along Ringe Lane per 30.04.01
  - **Reasoning** – based upon financial impacting for the project as well as following our required no offsite waiver for Ringe Lane, 9 trees as estimated to be waived when calculating site visibility as well as (2) 40 foot drives

We are also attached a separate letter in Justification from the Owner/Operation to speak to the operation of the business.

Should you have any further questions, or require additional information, please do not hesitate to contact us directly.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Patrick Klenk', with a long horizontal line extending to the right.

Patrick Klenk, AIA, LEED <sup>BD+C</sup>, GGP