



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 16, 2025

6:30pm

AGENDA

Note:

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

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

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

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony 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

BOARD OF COUNTY COMMISSIONERS

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 11, 2025. (For possible action)
- IV. Approval of the Agenda for October 16, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

10/21/25 PC

- 1. **ET-25-400094 (UC-23-0936)-JSAKN, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/tpd/cv (For possible action)10/21/25 PC
- 2. **UC-25-0612-WORLDCOM NETWORK SERVICES, INC.:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 2.37 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Sahara Avenue and east of Marion Street within Sunrise Manor. TS/jud/cv (For possible action)10/21/25 PC
- 3. **UC-25-0643-C P LOGISTICS NELLIS LLC:**
USE PERMIT to allow manufacturing light in conjunction with an existing office/warehouse building on 12.72 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65, AE-70 & APZ-2) Overlay. Generally located north of Carey Avenue and west of Betty Lane within Sunrise Manor. MK/hw/cv (For possible action)10/21/25 PC
- 4. **WS-25-0628-DPIF3 NV 15 NELLIS CARTIER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking area landscaping; and 2) reduce access gates setbacks.
DESIGN REVIEW for proposed perimeter fencing in conjunction with a previously approved distribution center on 17.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Nellis Boulevard and south of Cartier Avenue within Sunrise Manor. MK/jud/cv (For possible action)10/21/25 PC

10/22/25 BCC

- 5. **ZC-25-0622-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:**
ZONE CHANGE to reclassify 1.77 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located south of Holt Avenue and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action)10/22/25 BCC
- 6. **VS-25-0624-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:**
VACATE AND ABANDON a portion of right-of-way being Holt Avenue located between Marion Drive and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/cv (For possible action)10/22/25 BCC

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KEVIN SCHILLER, County Manager

7. **WS-25-0623-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed office/warehouse facility on 1.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located south of Holt Avenue and east of Marion Drive within Sunrise Manor. TS/sd/cv (For possible action)**10/22/25 BCC**

11/04/25 PC

8. **UC-25-0663-5080 JUDSON AVE, LLC:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce the height of the security fencing wire; and **3)** eliminate on-site parking.
DESIGN REVIEW for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor. TS/rr/kh (For possible action) **11/04/25 PC**

11/05/25 BCC

9. **ET-25-400096 (WS-23-0107)-GROUP XIII PROPERTIES LP:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** modified driveway design; and **2)** alternative landscaping along a street.
DESIGN REVIEWS for the following: **1)** office/warehouse; **2)** finished grade; and **3)** alternative parking lot landscaping on 8.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75, AE-80, & APZ-2) Overlay. Generally located north of Cheyenne Avenue and west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action) **11/05/25 BCC**

- VII. General Business: Review
FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)
Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2025/2026 (for possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: October 30, 2025.
- X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

September 11, 2025

MINUTES

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

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

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

II. Public Comment: None

III. Approval of the August 28, 2025 Minutes

Moved by: Harry Williams

Action: Approved w/ a change

Vote: 4-0/Unanimous

IV. Approval of Agenda for September 11, 2025

Moved by: Ms. Jordan

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

09/16/25 PC

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

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor.

MK/hw/cv (For possible action) 09/06/25 PC

Moved by: Harry Williams

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

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

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

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

Moved by: Ms. Jordan

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

10/08/25 BCC

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

USE PERMIT for a hotel.

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

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

Moved by: Sondra Cosgrove

Action: Approved

Vote: 4-0/Unanimous

- VII.** General Business: Review of the FY 25-26 budget requests will be done at the next TAB meeting.
- VIII.** Public Comment: Mr. Rojas commented that the homelessness issues is getting better. He also mentioned that speed is a large reason for deaths in Sunrise Manor. Mr. Barbeau commented on an article in the paper, "Verge of Catastrophe" the country is in major debt and it's getting worse. Ms. Johnson came to get understanding of the TAB and mentioned that item 3 might not be a good idea.
- IX.** Next Meeting Date: The next regular meeting will be October 16, 2025
- X.** Adjournment
The meeting was adjourned at 6:51 pm

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400094 (UC-23-0936)-JSAKN, LLC:

USE PERMIT FIRST EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

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

RELATED INFORMATION:

APN:

140-18-614-005

USE PERMIT:

1. a. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
- b. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2925 N. Lamb Boulevard
- Site Acreage: 0.7
- Project Type: Accessory structure
- Building Height (feet): 15 feet 3 inches
- Square Feet: 2,000
- Parking Required/Provided: 111/139

History & Site Plans

The request was previously approved with a separate application (UC-19-0120); however, the applicant never obtained building permits for the structure. Therefore, the approved application expired. The accessory structure was built without permits in 2019 and currently, there is an active code violation (BFC23-00427) for building the structure without a permit. Later in 2023, the applicant submitted new land use for the structure in 2023 (UC-23-0936). The land use was approved with a condition requiring the building permit and inspection process to be completed

in 1 year. However, the building permits were not completed, and the applicant is now requesting an extension of time.

The approved plans depict an existing warehouse/office building located within the IP (Industrial Park) Zone. The existing warehouse/office complex consists of 8 buildings on individual lots. A metal building was installed at the southwest portion of the parcel which eliminated some of the parking spaces. The total remaining parking on-site is 139 spaces, where 111 spaces are required. Access to the site is from Lamb Boulevard.

Landscaping

There was no proposed landscaping with the original request.

Elevations

The principal structure is constructed of grey stucco with decorative features. The previously approved metal building is 15 feet 3 inches in height with vertical metal siding. The metal building has a pitched roofline with roll-up doors on the east and north exterior elevations and has non-decorative walls.

Floor Plans

The previously approved metal building has an open floor plan and is 40 feet wide and 50 feet long for a total of 2,000 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0936:

Comprehensive Planning

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

Fire Prevention Bureau

- CCFD may not be able to support this request due to several issues involving fire/emergency vehicle access to, on, and around this site, obstructed onsite fire access, combustible storage obstructing fire lanes, and access to building/fire protection systems;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant was unable to complete the building permit and inspection process due to an unforeseen medical emergency. They were unable to work through the approved conditions of UC-23-0936 because of this prolonged and physically limiting medical condition.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0936	Use permit for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex	Approved by PC	February 2024
UC-19-0120	Allowed alternative design standards for an accessory structure - expired	Approved by PC	April 2019
UC-0767-12	Allowed a light manufacturing use in the APZ-2 Overlay in conjunction with an existing office/warehouse building within an existing office warehouse complex	Approved by PC	February 2013
DR-0255-03	Office/warehouse complex	Approved by PC	March 2003
TM-342-01	Commercial subdivision	Approved by PC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South & West	Business Employment	IP (AE-75 & APZ-2)	Office/warehouse

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 the applicant has made progress in completing the building permit and inspection process. The applicant has an active permit (BD24-15434) with the Building Department. Since this is the first extension of time request, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 20, 2026 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: B & J CONSTRUCTION, LLC

CONTACT: B & J CONSTRUCTION, LLC, 6480 W. DIABLO DRIVE, LAS VEGAS, NV 89118



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 140-186-14-005

PROPERTY ADDRESS/ CROSS STREETS: 2925 N Lamb BLVD. Las Vegas, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

Retroactive extension of time for special use permit UC23-0936.

PROPERTY OWNER INFORMATION

NAME: JSACKN LLC

ADDRESS: 2925 Lamb Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 408-207-3556

CELL 408-207-3556

APPLICANT INFORMATION (information must match online application)

NAME: B&J Construction LLC

ADDRESS: 6480 W Diablo Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-335-5572

CELL 702-335-5572

ACCELA REFERENCE CONTACT ID # [REDACTED]

CORRESPONDENT INFORMATION (information must match online application)*

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

TELEPHONE: _____

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Donald R Ott

Property Owner (Print)

7/21/2025

Date

Remodel Las Vegas

B & J Construction, LLC

702-335-5572

RE: Justification Letter for Administrative Extension of Time

I am respectfully requesting a retroactive extension of time for Special Use Permit UC23-0936, which expired on February 20, 2025. Due to a serious and unforeseen medical emergency, the applicant was unable to submit a timely extension request.

This prolonged and physically limiting medical condition made it impossible for the applicant to file the extension by the deadline. Now that they have substantially recovered, they are fully capable of managing project responsibilities once again.

The property owner needs this storage shed due to previous cases of theft and vandalism. The shed will be used to store some low hazard materials and tools. We are currently in the plan review process to obtain a building department permit.

We respectfully request an administrative extension of time.

Submitted on behalf of the property owner,

Barak Shaked

B & J Construction, LLC

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0612-WORLDCOM NETWORK SERVICES, INC.:

USE PERMIT for a communication tower.

DESIGN REVIEW for a communication tower on a portion of 2.37 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Sahara Avenue and east of Marion Street within Sunrise Manor.
TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

161-05-410-224

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4428 E. Sahara Avenue
- Site Acreage: 2.37
- Project Type: Communication tower
- Building Height (feet): 50 (communication tower)
- Parking Provided: 20

Site Plan

The plan indicates that the subject property is located on the north side of Sahara Avenue between Marion Street and Carillo Street. There is an existing communication utility building located on the property, which was approved in 1997. The plan depicts a proposed 50 foot high monopole communication tower with associated equipment located within an enclosed compound on the northeast portion of the site. The compound will be accessed via an easement running from Carillo Street to the rear (north) and east sides of the property. The proposed tower is located within the xeriscape area located northeast of the existing parking area and will utilize one of the existing parking spaces along the north side of the site. The tower will be set back 100 feet from the residential uses to the north, and 110 feet from the residential uses to the east. The site is abutting residential developments located to the north and east.

Landscaping

Landscaping is not proposed or required with this application.

Elevations

The plans depict a 50 foot high monopole communication tower. Ground equipment will be enclosed within a 6 foot high chain-link fenced compound. The tower will be structurally designed to accommodate more than 1 antenna array. It will be painted with a color generally matching the surroundings to minimize its visibility.

Applicant's Justification

The applicant states the proposed communication tower is necessary to improve coverage and expand telecommunications network capacity for Verizon Wireless to meet customer demands in this area. It will provide residents, visitors and businesses with the reliable, highquality wireless service and will enhance emergency services, which is vital to the safety of the growing area. The proposed tower will be structurally capable of supporting more than one antenna array. Also, the applicant further states the proposed tower is compatible with the Verizon Utility Building and blends in with the large power lines South of the site. There is no wireless communication facilities located within 600 feet of the proposed facility. The closest tower is located 897 feet southwest of the proposed tower, exceeding the 600 feet separation requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400036-04 (WS-0073-02)	First extension of time to review a waiver of development standards to allow a temporary equipment trailer in conjunction with a public utility building - expired	Approved by PC	March 2004
WS-0073-02	A waiver of development standards to allow a temporary equipment trailer in conjunction with a public utility building	Approved by PC	February 2002
UC-0606-97	A use permit for a public utility building	Approved by BCC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (MN)	RS5.2	Single-family residential
South	Business Employment (BE)	IP	Office/warehouse complex
East	Mid-Intensity Suburban Neighborhood (MN) & Neighborhood Commercial (NC)	RS5.2	Single-family residential & undeveloped
West	Compact Neighborhood (CN)	RS3.3	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed communication tower meets the required setback to developed residential uses to the east and north. The tower is proposed to be 50 feet in height and its design has the capacity to support more than one antenna. Staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed expansion will enhance service coverage and reliability for users in Clark County. Staff finds the proposed tower should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. Therefore, 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.

The applicant indicates that the tower will be painted to match the surrounding development to minimize its visibility. The proposed tower meets the required setback from residential uses as well as the required separation from existing communication towers in the vicinity. For these reasons, staff can support the design review request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VERIZON WIRELESS

CONTACT: PINNACLE CONSULTING, INC., 1426 N. MARVIN STREET, SUITE 101,
GILBERT, AZ 85233



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16105410224

PROPERTY ADDRESS/ CROSS STREETS: 4428 E Sahara Ave., Las Vegas, NV 89104

DETAILED SUMMARY PROJECT DESCRIPTION

New wireless communication facility in Clark County with 50' monopole.

PROPERTY OWNER INFORMATION

NAME: WORLDCOM NETWORK SERVICES INC

ADDRESS: 4428 E Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: _____ CELL N/A

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: David Klucznik - Pinnacle Consulting Inc

ADDRESS: 1426 N Marvin St #101

CITY: Gilbert

STATE: AZ

ZIP CODE: 85233

REF CONTACT ID # _____

TELEPHONE: 480-664-9588

CELL 602-299-9139

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: David Klucznik - Pinnacle Consulting Inc

ADDRESS: 1426 N Marvin St #101

CITY: Gilbert

STATE: AZ

ZIP CODE: 85233

REF CONTACT ID # _____

TELEPHONE: 480-664-9588

CELL 602-299-9139

EMAIL: _____

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

05/20/2025

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAR/CAC LOCATION _____

DATE _____



Pinnacle Consulting, Inc
1426 N Marvin St., Suite 101
Gilbert, AZ 85233

Applicant: David Klucznik – Pinnacle Consulting Inc

Project Name: LSV Sahara CRAN

Co-Applicant: Verizon Wireless

Special Use Permit: New Wireless Communication Facility

Design Review: New Wireless Communication Facility located on ± 2.37 acres at 4428 E Sahara Ave., Las Vegas, NV 89104. Generally located at the Southwest corner of E Cincinnati Ave and Carillo St within the Clark County Jurisdiction.

APN: 16105410224

Land Use Plan: Neighborhood Commercial (NC)

Background:

Site Address: 4428 E Sahara Ave., Las Vegas, NV 89104 (36.144791, -115.0767702)

Site Acreage: A portion of ± 2.37 acres

Project Type: Wireless Communication Facility

Facility Height: 50'

Description of Proposal:

Pinnacle Consulting is requesting Clark County's approval for a Special Use Permit/Design Plan Review to construct a new 50' wireless communication facility (WCF) within a 1137 square foot equipment compound located at 4428 E Sahara Ave., Las Vegas, NV 89104. The parent parcel is located in zone Residential Single-Family 5.2 (RS5.2) with the planned use of Neighborhood Commercial. The is abutting residentially zoned properties to the North and East of the parent parcel.

The facility will be setback $\pm 50'-4''$ from the North property line along E Cincinnati Ave, $\pm 50'-1''$ from the East property line, $\pm 106'-9''$ from the South property line, and $\pm 533'-6''$ from the West property line. Along the North property line, the facility will be setback $\pm 100'-4''$ from the residentially zoned property. From the East property line, the facility will be setback $\pm 110'-1$ from the residentially zoned property. The WCF will not take up (2) current parking spots and with the above will meet the setback requirements from the residentially zoned properties. The monopole will be painted with a color generally matching the surroundings or background to minimize its visibility (typical color of #8738W Frontier Tan). The parent property is a Verizon Wireless CRAN facility and the WCF is compatible with the existing land use.



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Gilbert, AZ 85233

The compound will be in the gated facility located in the parent parcel. The compound will contain the cabinets and all applicable equipment for the facility. The compound will be at the Northeast corner of the parent parcel.

Public Safety: All telecommunication equipment at/in the WCF will comply with all federal safety standards. Scientists have studied the potential health effects of RF emissions from all wireless communication equipment and cell phones for decades. Based on all the research, Federal Agencies have concluded that equipment that complies with the FCC safety standards pose no known health risks.

Justification: The proposed WCF is necessary to improve coverage and expand telecommunications network capacity for Verizon Wireless to meet customer demands in this area. The WCF will provide residents, visitors and businesses with the reliable, high-quality wireless service and will enhance emergency service which is vital to the safety of the growing area.

Surrounding Land Use(s):

	Planned Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood	Residential Single-Family 5.2 (RS5.2)	Residential
South	Business Employment	Industrial Park	Industrial
East	Mid-Intensity Suburban Neighborhood / Neighborhood Commercial	Residential Single-Family 5.2 (RS5.2)	Residential / Undeveloped
West	Compact Neighborhood	Residential Single-Family 5.2 (RS5.2)	Undeveloped

Standards for Approval: Pinnacle Consulting has met the following standards per Title 30: Unified Development Code, for a Communication Tower and requests Clark County's approval for a Special Use Permit / Design Review.

1. Design standards for all towers. (These conditions may be modified with the approval of the Special Use Permit)
 - a. Unless otherwise required as a condition of approval all towers shall be designed to accommodate more than (1) antenna array and towers higher than 80' must accommodate at least (3) antenna arrays. The WCF will be structurally capable of supporting more than (1) antenna arrays.
 - b. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required;



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however, compliance with all dust control measures required per Lark County Air Quality Regulations shall be maintained, with the exception of:

- i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping. The proposed wireless communication facility will not require landscaping. The facility is below the minimum square footage total and will be enclosed within the CMU compound surrounding the parent parcel.
- ii. Ground level equipment, buildings, and the tower/antenna base shall be screened to prevent visibility from streets and residential development. Ground equipment shall be screened from street/residential view with the existing CMU compound wall that surrounds the parent parcel.
- c. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this title. Will adhere to all security fence requirement with the existing CMU wall that surrounds parent parcel and the fenced in area of the comound.
- d. No signals, lights, or signs shall be permitted on towers unless required by the Federal Communications Commission or Federal Aviation Administration. No signals, lights or signs shall be placed on the tower unless required by the FCC.
- e. Design
 - i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site to the extent practical. The WCF is compatible with the Verizon parcel it is located on as well as blended in with the large power lines just to the South of the parent parcel.
 - ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility, however, a different color may be used if required by the Federal Communications Commission or Federal Aviation Administration. The monopole will be painted with a color generally matching the surroundings or background to minimize its visibility (Typically #8732 W Frontier Tan) or a color required by the FCC or FAA.
- f. The maximum height shall be 80 feet unless located within a public utility substation in which case the maximum height shall be 20 feet above the highest structure within the substation. The proposed WCF will be 50' to top of steel.
- g. The following setbacks shall be required:
 - i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from residential development: N/A
 - ii. For all other towers
 1. From any street: Minimum of 40 feet: The facility will be setback $\pm 50'-1"$ from Carillo St, $\pm 50'-4"$ Cincinnati Ave, $\pm 106'-9"$ feet from Sahara Ave, and $\pm 533'-6"$ feet from Marion St.



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1426 N Marvin St., Suite 101
Gilbert, AZ 85233

2. From residential development located on a separate property than on which the tower is located:
 - a. If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower: NA – 2.37 acres
 - b. If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the tower: The 50' wireless communication facility is setback $\pm 100'-4"$ from the residential properties to the North and $\pm 110'-1"$ from the residential properties to the East.
 - c. Exception: In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot. NA
- h. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster. There are no wireless communication facilities located within 600 feet of the proposed facility. The closest WCF is owned by SBA and is located at 36.1439, -115.0796 which is 0.17 miles to the South. The 0.17 miles/897feet exceeds the 600' separation requirement.
2. Performance Bond: Will provide prior to Building Permit
3. Parking: There will be (1) parking spot removed on the East side of the proposed parcel for construction purposes of the proposed facility. The proposed parcel is a communication utility building and communication towers do not require parking spaces via the Clark County code. The parking spaces provided are for fleet parking and was addressed in the 1997 Use Permit Application.

Closing: Pinnacle Consulting and Verizon Wireless are committed to developing the best wireless system for this area while working cooperatively with Clark County. If you should have any questions or additional comments, please contact David Klucznik at (602) 299-9139. Thank you in advance for your consideration and time with this matter.

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0643-C P LOGISTICS NELLIS LLC:

USE PERMIT to allow manufacturing light in conjunction with an existing office/warehouse building on 12.72 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65, AE-70 & APZ-2) Overlay.

Generally located north of Carey Avenue and west of Betty Lane within Sunrise Manor.
MK/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-401-013

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5210 Carey Avenue
- Site Acreage: 12.72
- Project Type: Manufacturing light (manufacturing pillows)
- Number of Stories: 1
- Building Height (feet): 47
- Square Feet: 228,760
- Parking Required/Provided: 98/198

History & Request

The subject site has had several zone changes that have resulted in its currently mixed zoning of IL and IP. ZC-1312-04, approved by the Board of County Commissioners in September 2004, rezoned the northeast corner of the site from R-E (now RS20) to the M-D (now IP) zone for future industrial development. Zone changes, ZC-0954-06 and ZC-0156-09, rezoned the southeast and western portions of the site from M-D (now IP) to M-1 (now IL) in August 2006 and April 2009, respectively. As a result of these zone changes, the site was developed with the existing office/warehouse building, which was approved in November 2022 with WS-22-0533 and completed in 2024.

The applicant is now requesting a special use permit to allow the existing office/warehouse building to be converted and used as a light manufacturing facility that will manufacture and stuff specialty pillows. A large portion of the western portion of both the site and building are

within the Airport Environs (APZ-2) Overlay. As a result, a use permit is required by the overlay regulations due to pillow manufacturing being considered miscellaneous manufacturing under Table 30.02-7.

Site Plans

The plans depict an existing 228,760 square foot office/warehouse building. An existing communication tower is located on the east side of the property. The existing office/warehouse building is shown in the central portion of the site with access provided from driveways on Carey Avenue and Betty Lane. Parking for the existing facility is located on all sides of the building with loading docks and truck staging areas located on the north side of the building. The site plan depicts a total of 198 parking spaces, not inclusive of 48 truck trailer parking spaces, where 98 spaces are required for the proposed light manufacturing use. The existing office/warehouse building is 68 feet from the west property line, 56 feet from Betty Lane, 104 feet from Carey Avenue, and approximately 150 feet from the north property line with the drive aisle circulating around the existing building.

Landscaping

No changes to the previously approved landscaping are proposed or required with this application.

Elevations

The distribution center is 1 story and up to 47 feet in height. The building has a flat roof behind parapet walls with off-set parapet heights. The building is constructed of concrete tilt-up panels that are painted with grey earth tones. The loading docks are located on the north side of the building with up to 37 roll-up doors. Each of the 4 corners of the building have wrapped around storefront glazing and steel trellis awnings.

Floor Plans

The building has an area of 228,760 square feet, which includes office space, warehousing and storage areas, and manufacturing and packing areas. The plans show the manufacturing areas will take up approximately 56,868 square feet of the central portion of the building and will contain various mechanical equipment and structures. The area surrounding the manufacturing area will be for the storage of the products made in the building and the components that make up the completed products. The storage area will take up approximately 161,496 square feet and will consist of racking, finished good storage, and bale storage areas along with shipping bays. The office area is in the southwest corner of the building and consists of 8,462 square feet with offices, conference rooms, break rooms, restrooms, a showroom, and various support spaces.

Applicant's Justification

This proposed use of light manufacturing is allowable with the current zoning of IL (Industrial Light) and IP (Industrial Park), as the use will occur completely indoors. The proposed manufacturing use is conforming with the surrounding uses which include an NVE substation to the west, outdoor storage to the north and a treatment facility to the east. The use will be in one of the most well-appointed and visually impressive buildings in the neighborhood and Nellis Air Force based has confirmed the use will not impact their operations.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0534	Vacated and abandoned existing pedestrian access easements - recorded	Approved by BCC	November 2022
WS-22-0533	Distribution facility with attached sidewalks and increased wall height	Approved by BCC	November 2022
ZC-0156-09	Reclassified the west portion of the site from M-D to M-1 for a storage yard - Desing Review & Waiver of Development Standards expired	Approved by BCC	April 2009
ZC-0954-06	Reclassified the southeast portion of the site from M-D to M-1 for a storage yard - Desing Review & Waiver of Development Standards expired	Approved by BCC	August 2006
ZC-1312-04	Reclassified the northeast portion of the site from R-E to M-D for future industrial development.	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70, APZ-2, & APZ-1)	Outdoor storage
South	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	RS20, RS10, & IL (AE-70, AE-65 & APZ-2)	Single-family residential, undeveloped, & office/warehouse
East	Nellis Air Force Base	IL (AE-70 & AE-65)	Base utility buildings
West	Business Employment & Public Use	IL & IP (AE-70 & APZ-2)	Outdoor storage & public utility structures

STANDARDS FOR APPROVAL:

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

Analysis Comprehensive Planning Use Permit

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

The proposed use is compatible with the surrounding area, as there are already several industrial buildings and uses to the north and south, and public utility uses to the east and west. Additionally, the proposed manufacturing use will completely occur within the building and

Title 30 would normally permit light manufacturing uses such as this by right, since the use will occur completely indoors. The loading docks are located toward the north away from the existing residential areas to the south. Staff finds the use of the building as manufacturing should have a similar or less intense level of traffic from both cars and larger trucks compared to its original intended use as a distribution center. As a result, there should not be any additional burden extended to the residential areas to the south due to the switching of the building from warehousing uses to a manufacturing use. The building is appropriately parked for the proposed use and there are no modifications proposed to the site. In terms of impacts from air traffic operations, only a portion of the building is within the accident prevention zone (APZ) and the number of employees that would be typical of this use should be low enough to not produce unsafe conditions. Community planning staff at Nellis Air Force Base has also indicated the proposed use should not impact aircraft operations at the Base. Ultimately, staff finds the proposed use will promote Policies 5.1.3, 5.3.1, and 5.5.1 of the Master Plan and Sunrise Manor Specific Policies SM-5.1 and SM-5.2. These policies encourage the development and maintenance of industrially planned areas for industrial uses, and the diversification of the economic base of the Las Vegas Valley. These policies also support the development of compatible use and structures within proximity of Nellis Air Force Base. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

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: CP LOGISTICS NELLIS, LLC

CONTACT: PANATTONI DEVELOPMENT COMPANY, 6795 S. EDMOND, SUITE 140,
LAS VEGAS, NV 89118



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101153

ASSESSOR PARCEL #(s): 140-16-401-013

PROPERTY ADDRESS/ CROSS STREETS: 5210 Carey Ave, Las Vegas, NV 89156

DETAILED SUMMARY PROJECT DESCRIPTION

Industrial building measuring approximately 228,760 SF on 12.72 acres. The property located at 5210 Carey Ave, Las Vegas, NV APN 140-16-401-013 has entered into an agreement with Welspun USA for a light manufacturing facility to insert pillows with natural and synthetic pillow fill. The APZ-2 zoning requires an SUP for Miscellaneous Manufacturing SLCUM Code 3900. This use is allowable with the current Clark County Zoning of IL (Industrial Light) and IP (Industrial Park).

PROPERTY OWNER INFORMATION

NAME: CP Logistics Nellis, LLC

ADDRESS: 400 Capital Mall, Suite 2040

CITY: Sacramento

STATE: CA

ZIP CODE: 95814

TELEPHONE: _____ CELL 702-917-1507

APPLICANT INFORMATION (information must match online application)

NAME: CP Logistics Nellis, LLC

ADDRESS: 6795 Edmond Street, Suite 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL 702-917-1507 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Panattonii Development Company

ADDRESS: 6795 Edmond Street, Suite 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL 702-917-1507 ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

William Bullen, Vice Presi
Property Owner (Print)

August 22, 2025
Date



July 29, 2025

Comprehensive Planning and Public Works
500 S Grand Central Parkway, BOX 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for Special Use Permit at 5210 Carey Ave, Las Vegas, NV 89156

The property located at 5210 Carey Ave, Las Vegas, NV APN 140-16-401-013 has entered into an agreement with Welspun USA for a light manufacturing facility to insert pillows with natural and synthetic pillow fill. The APZ-2 zoning requires an SUP for Miscellaneous Manufacturing SLCUM Code 3900. This use is allowable with the current Clark County Zoning of IL (Industrial Light) and IP (Industrial Park).

This Class A manufacturing building is conforming with the surrounding uses which include an NVE substation to the west, outdoor storage to the north and a treatment facility to the east. This is one of the most well appointed and visually impressive building in the neighborhood.

Phillip Dunning
Local Partner
Panattoni Development Company
6795 S Edmond Street, Suite 140
Las Vegas, NV 89118

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0628-DPIF3 NV 15 NELLIS CARTIER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking area landscaping; and 2) reduce access gates setbacks.

DESIGN REVIEW for proposed perimeter fencing in conjunction with a previously approved distribution center on 17.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located west of Nellis Boulevard and south of Cartier Avenue within Sunrise Manor.
MK/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-17-810-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Modify parking area landscaping along the north property line where parking area landscaping is required per Section 30.04.01.
2. a. Reduce the access gates setback to 8 feet along Cartier Avenue where 18 feet is required per Section 30.04.04 (a 56% reduction).
b. Reduce the access gates setback along Lamont Street to 7 feet where 18 feet is required per Section 30.04.04 (a 61% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5005 Cartier Avenue
- Site Acreage: 17.37
- Project Type: Fence, gates, and parking area landscaping
- Fence/Gate Height (feet): 8
- Parking Required/Provided: 164/194

History & Site Plan

The site was originally approved by WS-23-0249 for a distribution center in June 2023. The plans show a 327,844 square foot distribution center consisting of a single building centrally located within the site. The site is bounded by public rights-of-way on the north, east, and west.

Access to the site is provided via 2 driveways on Cartier Avenue and 2 driveways on Lamont Street. Parking for the facility is located along the north, east, and west perimeters of the parcel.

Either foot high access gates are proposed on all the existing driveways. Both the proposed gates along Cartier Avenue and the northern gate along Lamont Street are within the 18 foot required setbacks, necessitating a waiver of development standards. The access gates are set to remain open during business hours. The plan also depicts an 8 foot high security fence consisting of wrought iron which is proposed on the perimeter of the site and is set back 10 feet from all rights-of-ways.

Landscaping

A security fence is proposed on the perimeter of the site, behind the required street landscaping. Due to the proposed location of the security fence along Cartier Avenue, the street landscaping can no longer be counted towards parking area landscaping, necessitating a waiver of development standards to modify the parking area landscaping.

Also, since the originally approved landscape plan, 35 more trees and 261 shrubs have been added to the development. Medium trees are proposed in lieu of large trees within the utility easement areas along Nellis Boulevard to the east and also along a small portion of the southeast side of the site to avoid interference with overhead lines. Additionally, an adjustment was made to shrub groupings to accommodate drainage swales, new fence, and tree relocations while maintaining the required on site landscaping.

Applicant's Justification

The applicant states the proposed modifications to the parking lot landscaping along Cartier Avenue is necessary to add security fence. The applicant further states the project is under construction and it has been a very unsafe construction site. There have been multiple episodes of trespassing and theft. Given the immediate security concerns, as well as the security concerns for future tenants, it is prudent that the owner provides security fences and access gates at all driveways for this development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0249	Waivers of development standards to eliminate cross access and modify driveway design standards and design review for a distribution center	Approved by BCC	June 2023
UC-23-0177	Public utility transmission line	Approved by BCC	May 2023
UC-20-0241	Retail sale of auto parts and storage of hazardous materials	Approved by BCC	August 2020
UC-0895-06	Shopping center and convenience store	Denied by BCC	October 2006
DR-1631-05	Large scale retail business	Approved by BCC	December 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0928-05	Hardware store	Approved by BCC	September 2005
UC-1419-95	Overhead transmission line	Approved by PC	September 1995
AC-0094-87	Shopping center with mini-warehouse units, office, and a convenience store and gasoline station - expired	Approved by PC	June 1987
AC-0020-87	Shopping center with convenience store and gasoline station - expired	Approved by PC	March 1987
ZC-0135-85	Reclassified the site from M-D to M-1 zoning to allow for a commercial/industrial complex with a bank, shopping center, convenience store, vehicle maintenance facility, gasoline station, mini-warehouse facility with outdoor storage - expired	Approved by BCC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP (AE-70 & APZ-2)	Office/warehouse & outside storage
South	Business Employment	IP (AE-70 & APZ-2)	Lowe's, gasoline station & retail
East	Business Employment	IL (AE-70 & APZ-2)	Warehouse & outside storage
West	Business Employment	IL & IP (AE-70 & APZ-2)	Warehouse & outside storage

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**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.

Design Review

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

Waiver of Development Standards #1

Staff finds that the request to modify the parking area landscaping along Cartier Avenue will have a minimal impact as the number of the trees provided is larger than originally approved. Since the proposed fence is made of wrought iron, the existing trees along the street will still provide shade to the parking area. Also, there are no proposed changes to the width of the landscaping. Therefore, staff supports this request.

Waiver of Development Standards #2 & Design Review

A waiver to reduce the access gates setback is needed since the property lines are not straight and they curve inward towards the site. As a result, the measurable distance from the property line to the gates does not meet Code; however, when measuring from the lip of gutter to the access gates, the setback required by Title 30 is met. Staff find that the gates are set back enough to avoid queuing onto the rights-of-ways, and the design will meet the intent of the Code. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIVIL 360 PLANNING & ENGINEERING

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 4436 MURAL GLEN COURT,
NORTH LAS VEGAS, NV 89084



August 25, 2025

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155-1744

RE: Logisticenter at Nellis Blvd. (APN: 140-17-810-011)
Justification Letter – Design Review and Waiver of Standard
CIVIL 360 Project No. 84-2201

To Whom It May Concern,

CIVIL 360, on behalf of the applicant, respectfully requests a ***Design Review*** for an updated site plan with added security fencing/gates, added landscape island area, and updated landscape plan; and a ***Waiver of Standard*** for reduced gate setbacks from the property line and a for the eliminate parking lot landscaping along Cartier Avenue for the project referenced above, on parcel with APN 140-17-810-011, located at the southwest corner of Cartier Avenue and Nellis Boulevard.

The project is currently under construction (WS-23-0249) and has become a very unsafe workspace due to the homeless population in the area. Given that the construction of the project is quickly nearing completion, we respectfully request the Design Review be reviewed based on the previous code for which the project was approved.

Design Review

This Design Review is being requested for an updated site plan with added site fencing/gates, added landscape island area, and updated landscape plan. The site plan matches the approved WS23-0249 plan dated 5/24/2023, therefore the parking remains the same.

Add Security Fences and Gates:

1. Add class III standard black curved top picket style wrought-iron fence along the west, north and east perimeters of the site; the south perimeter previously showed a fence on the proposed site plan.
 - a. All fences will be at a height of eight feet (8').
 - b. All fences are setback a minimum of ten feet (10') from the right-of-way line.
2. Add horizontal double slide access gates at all four (4) project driveways; two (2) via Cartier Avenue and two (2) via Lamont Street.

Modifications to Landscaping:

The following explanation is intended to document and justify specific deviations from the original plans. The proposed plan includes the following modifications from the prescriptive requirements:

- **West side of property along Lamont street:** Since the original plan, there has been additions to the site to include rip rap and security fence shown in the attached updated landscape plan. To accommodate the new additions, trees and shrubs had to be relocated along front of fence and away from rip rap areas and within the 10' landscape buffer. In the original plans, there was a mixture of medium and large trees at 30' O.C. We changed to all large trees along West side of property to continue to maintain the 30' separation. Per attached updated plan, we have included the required 10' landscape buffer and the setbacks from back of sidewalk to fence.
- **North side of property along Cartier Ave:** Since the original plans and to accommodate the added fence, we changed to large trees in lieu of medium trees to maintain the 30' o.c. separation in the first 418' then changed to medium trees the rest of the way to Nellis that are compatible with overhead power lines at 20' o.c. per plan, we have moved these trees so they are all within the 10' landscape buffer. Since the original plans, the owner requested upgraded corners and entries along Cartier Ave. which is why there is now a denser pallet (higher quantity of shrubs) and upgraded box trees in those sections. Per attached updated plan, we have included the required 10' landscape buffer and the setbacks from back of sidewalk to fence.
- **East side of property along Nellis Blvd:** Since the original plan, we had to account for the added fence, rip rap, and NVE Power easement. Since we no longer within the power easement, we are using large trees along Nellis to continue the 30' o.c. separation per requirements. The shrub count in this area maintains the same but have been adjusted based on tree relocation.
- **South side of property adjacent to Lowes:** Since the original plan, we added (10) additional trees to help with screening that side.
- **Overall:** Since original plans overall, we added 35 more trees and 261 shrubs to the original quantity. The use of medium trees in lieu of large trees in specific utility easement areas to avoid interference with overhead lines. Adjustment to shrub groupings to accommodate drainage swales, new fence, and tree relocation while maintaining the required landscaping standards outlined in **Clark County Title 30.04.01D**.

Per **Title 30.04.01**, the landscape plan achieves the *purpose and intent* of the code by:

- Enhance community character and appearance of development and streetscapes using low-water, climate-appropriate plant materials.
- Reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort.
- Create streets that are safe and enjoyable for people walking, biking, taking transit, or driving.
- Protect the environment by providing for permanent stormwater controls per Section 1500 of the Regional Flood Control District's HCDD Manual, and mitigating air quality.
- Conserve natural resources, including water, in coordination with the SNWA's Water Conservation Plan; and
- Limit negative impacts of different adjacent uses and zoning districts by providing for screening and buffering between those uses and zoning districts.

The proposed modifications are consistent with the intent of **Title 30 Landscaping & Screening Standards** and will result in a sustainable, water-efficient, and visually appealing landscape that meets the functional and aesthetic objectives of Clark County.

We respectfully request approval of the proposed landscape plan with the modifications outlined above.

Waiver of Standards – Reduced Gate Setback

A Waiver of Standards is requested as the proposed gates at some of the driveway curb return locations do not meet the code setback requirements from the property line. The following are the locations where a Waiver is needed:

- a. Reduce gate setback to 8.32 feet for the eastern driveway along Cartier Avenue where 18 feet from the property line is required per Section 30.04.04E.
- b. Reduce gate setback to 10.32 feet for the eastern driveway along Cartier Avenue where 18 feet from the property line is required per Section 30.04.04E.
- c. Reduce gate setback to 7.9 feet for the northern driveway along Lamont Street where 18 feet from the property line is required per Section 30.04.04E.

Waiver of Standards – Eliminate Parking Lot Landscape along Cartier Avenue

A Waiver of Standards is requested to eliminate the parking lot landscape requirement along Cartier Avenue as required per Section 30.04.01D. Now that the security fences have been added, the strip of landscaping for the parking lot along Cartier has been eliminated; therefore, this waiver is requested. It is understood that a tree fee-in-lieu will apply for the trees “not provided” within the parking lot landscaping.

While the project has been under construction (WS-23-0249) it has been a very unsafe workspace due to the homeless population in the area. There has been a continued increase in instances of people trespassing during the day, threatening workers verbally and physically; and trespassing in the evening stealing pallets and other materials and using them to make fires and create little camps in the immediate area. Given the immediate security concerns and the security concerns for future tenants it is prudent that the owner provide security fences and access gates at all driveways for this development.

Thank you in advance for your time and consideration of this Waiver of Standard and Design Review. We look forward to receiving the County’s feedback regarding this application.

If you have any questions or require additional information, please contact me direct at (702) 940-6942 or via email jescobedo@civil360lv.com.

Respectfully Submitted,

CIVIL 360 LLC



Jennifer L. Escobedo, P.E.
Principal

10/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0622-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:

ZONE CHANGE to reclassify 1.77 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located south of Holt Avenue and east of Marion Drive within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-20-610-049; 140-20-610-050

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.77
- Existing Land Use: Outside storage

Applicant's Justification

This request is a zone boundary amendment to IP (Industrial Park) zoning. The subject site is proposed for an office/warehouse facility. According to the applicant, the light industrial zoning is intended to maintain a consistent and compatible development pattern with the properties around this site. The site has frontage along Holt Avenue to the north and is approximately 1.7 acres.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West & East	Business Employment	RS20	Single-family residential/undeveloped
South	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
WS-25-0623	Waiver of development standards and design review for an office/warehouse facility is a companion item on this agenda.

Related Applications

Application Number	Request
VS-25-0624	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The surrounding area is slowly shifting towards more industrial and warehouse oriented uses. The general area is planned for Business Employment uses based on the Nellis Air Force Base Airport Environs. This request will support Policy 5.3.1 Compatible Development by reclassifying the site to a zoning district that allows development that is compatible with Nellis Air Force Base, as opposed to single-family residential development allowed by the current RS20 zoning district that is deemed incompatible with the mission of the base. As a result, staff can support the zone change request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0150-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAUL NAVARRO

CONTACT: RAUL NAVARRO, NAVARRO LANDSCAPE, 4809 HOLT AVENUE, LAS VEGAS, NV 89115

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 24-100012

ASSESSOR PARCEL #(s): 140-20-610-049 & 140-20-610-050

PROPERTY ADDRESS/ CROSS STREETS: HOLT AVENUE & NELLIS

DETAILED SUMMARY PROJECT DESCRIPTION

REZONE FROM R-2 TO COMMERCIAL FOR 2 PARCELS FOR 2 OFFICE WAREHOUSE BUILDINGS
DESIGN REVIEW FOR THE 2 OFFICE WAREHOUSES BUILDINGS
WAIVER OF LOADING ZONE BEING LOCATED NEAR RESIDENTIAL
VACATION OF ROW ON HOLT AVE FOR DETACHED SIDEWALK

PROPERTY OWNER INFORMATION

NAME: NAVARRO FAMILY TRUST EMAIL: RNAVARRO@NLANDSCAPING.COM

ADDRESS: 359 WEST ROAD

CITY: LA HABRA HEIGHTS

STATE: CA ZIP CODE: 90631

TELEPHONE: _____ CELL 702-591-5957

APPLICANT INFORMATION (information must match online application)

NAME: RAUL NAVARRO EMAIL: RNAVARRO@NLANDSCAPING.COM

ADDRESS: 359 WEST ROAD

CITY: LA HABRA HEIGHTS

STATE: CA

ZIP CODE: 90631

TELEPHONE: _____ CELL 702-591-5957

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RAUL NAVARRO EMAIL: RNAVARRO@NLANDSCAPING.COM

ADDRESS: 359 WEST ROAD

CITY: LA HABRA HEIGHTS

STATE: CA

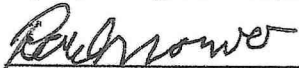
ZIP CODE: 90631

TELEPHONE: _____ CELL 702-591-5957

ACCELA REFERENCE CONTACT ID # _____

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

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



Property Owner (Signature)*

RAUL NAVARRO / TRUSTEE

Property Owner (Print)

7-28-25

Date

OSCAR O'KEEFE ARCHITECT .

2256 Savannah River Street
Henderson , Nevada , 89044
Phone 702-461-4848
E-mail ookoscar@gmail.com

JUSTIFICATION LETTER #1

Date : July 28, 2025

Project : Navarro Warehouse / Office Buildings #1 & #2
Holt Avenue , Las Vegas,
APN # 140-20-610-049 + 050.....APR 24-100012

To : Clark County Comprehensive Planning & Public Works

We request the following :

#1: Re-zone to commercial use

#2: Design Review approval

#1: We request the re-zoning of our 2 parcels to commercial use.

The neighborhood direction is going to a commercial use.

Our project design elements will provide a good guide for others future commercial projects to follow.

Our project meets all required landscaping and parking count.

#2 : We request approval of this Design Review for 2 new warehouse + office buildings located at Holt ave . Buildings are to be constructed of pre-finished cmu (earth tones for cmu color) walls with mixture of stucco Facades pop outs , of earth tone colors.
Each Building is 8,000 sf consisting of 5,850 sf of warehouse and 2,150 sf of offices . The elevations will have pop-out surfaces to avoid flat surfaces and building wall parapets are of various heights.

We have provided natural light with clearstory windows at both warehouse and offices, Using detachable sidewalks with landscape buffers on both sides of Holt Ave. sidewalk.

Per title 30 , table 30.04.02 parking requirements;

Required parking for warehouses = 1 space per 1,000 sf up to 100,000 sf + 1 per 5,000 sf over 100,000 sf

$5,850 \text{ sf} / 1000 = 5.85 \times 1 = 5.85$

required warehouse parking = 6 spaces x 2 bldgs = 12 spaces

provided warehouse parking = 6 spaces x 2 bldgs = 12 spaces

required parking for offices = 1 space per 400 sf of offices

$2,150 \text{ sf} / 400 = 5.375 \times 1 = 5.375$

required office parking = 6 spaces x 2 bldgs = 12 spaces

provided office parking = 8 spaces x 2 bldgs = 14 spaces

Page 3 navarro warehouses ..apr # 24-100012

grand total required parking spaces= 24 spaces (2 ada)
grand total provided parking = 26 spaces (2 ada)

Per title 30 section landscaping :

Detachable street sidewalks

15 foot wide landscape buffer is required

15 foot wide landscape buffer is provided

providing 2 rows of intense landscape /staggered large trees ,

Evergreen spaced at 20 feet on center

LIST OF SUSTAINABLE ITEMS

We offer the following Building Design Bonus points :

#1: The exterior wall elevations has several wall height variations

#2: Pop-out wall sections with stucco add variety to wall dimensions

#3: daylight strategies; high clearstory windows at warehouse and office conference room to provide natural light =1 point

#4 : all south and west facing glass to be low emissivity= 1 point

#5; using cool roofing at low sloped roofs= 1 point

- #6 : all south /west facing clearstory windows will have 3 feet minimum overhangs = 1 point
- #7: adding wall wrought iron lattice panels to bring landscape building wall surface as highlights.= 1 point
- #8; Non Residential Ventilation ; ceiling heights min. 11 feet high = 1 point .

We offer the following Landscaping Bonus Design points:

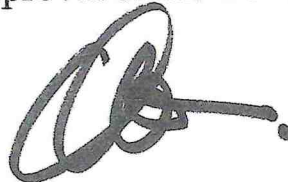
- #1: additional landscape with parking space islands= 1 point
- #2: front public sidewalk will be a detached sidewalk with landscape strips on both sides
- #3: Building ada entrance will be shaded by entry trellis structure.= 1 point
- #4 ; the perimeter property fence 6 feet high fence is minimum, will raise property fence to be higher at 10 feet for additional screening to residential neighbors
- #5 : water efficient planting = 1 point

We have offered many sustainable items to improve the design.

Providing 9 sustainable points where 7 sustainable points are required

We hope you will grant us approval of the Zone Change & Design Review.

Thank you,

A handwritten signature in dark ink, appearing to read 'Oscar O'Keefe', with a stylized flourish at the end.

Oscar O'Keefe Architect

10/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0624-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:

VACATE AND ABANDON a portion of right-of-way being Holt Avenue located between Marion Drive and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

140-20-610-049; 140-20-610-050

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Holt Avenue for the installation of detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & APZ-2)	Undeveloped
West & East	Business Employment	RS20 (AE-65 & APZ-2)	Single-family residential
South	Corridor Mixed-Use	CG (APZ-2)	Shopping center

Related Applications

Application Number	Request
ZC-25-0622	Zone change from RS20 to IP zone is a companion item on this agenda.
WS-25-0623	Waiver of development standards and design review for an office/warehouse facility 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 2 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAUL NAVARRO

CONTACT: RAUL NAVARRO, NAVARRO LANDSCAPE, 4809 HOLT AVENUE, LAS VEGAS, NV 89115

DRAFT

OSCAR O'KEEFE ARCHITECT.

2256 Savannah River Street
Henderson , Nevada , 89044
Phone 702-461-4848
E-mail ookoscar@gmail.com

JUSTIFICATION LETTER #2

Date : July 28, 2025

Project : Navarro Warehouse / Office Buildings #1 & #2
Holt Avenue , Las Vegas,
APN # 140-20-610-049 + 050.....APR 24-100012

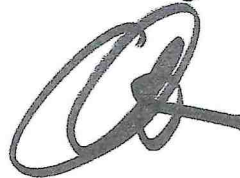
To : Clark County Comprehensive Planning & Public Works

We request the following:

A Vacation and abandonment of ROW on Holt is requested to allow for detachable public front sidewalk. These vacations are consistent with the overall land use of the area and will not have adverse impact on the adjacent properties.

We feel the approval of the vacation will be a benefit to the future Holt Avenue landscape development with more design element options.

Thank you, Oscar O'Keefe Architect

A handwritten signature in dark ink, appearing to be 'Oscar O'Keefe', written in a cursive style.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0623-NAVARRO FAMILY TRUST & NAVARRO RAUL & DANA TRS:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed office/warehouse facility on 1.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located south of Holt Avenue and east of Marion Drive within Sunrise Manor.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

140-20-610-049; 140-20-610-050

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback of a proposed loading area to 15 feet where 50 feet is required per Section 30.04.06N (a 70% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Office/warehouse
- Building Height (feet): 32
- Square Feet: 16,000 (total building area)/8,000 (for each unit)
- Parking Required/Provided: 12/12
- Sustainability Required/Provided: 7/9

Site Plans

The plans depict a new office/warehouse facility located south of Holt Avenue, east of Marion Drive and west of Nellis Boulevard. The proposed office/warehouse facility will be split into 2 different units, each 8,000 square feet for a total of 16,000 square feet of floor space. The proposed building will be in the center portion of the parcel with a drive aisle that wraps around the west, south, and east sides of the proposed building. Access is provided by 2 driveways located along the north property line adjacent to Holt Avenue. The plans also depict that the site includes 2 internal swing gates on the northeast and northwest corners of the proposed building which lead to the internal drive aisle. Two loading areas are provided and are located in the

southeast and southwest corner of the parcel and are adjacent to existing single-family residences. A waiver of development standards to modify residential adjacency is required since the loading areas are set back 15 feet from the nearest residential use, where 50 feet is required per Title 30.

Parking is located on the northern portion of the subject parcel, and on the east and west sides of the proposed building. The applicant is providing 12 parking spaces where 12 is required. Lastly, the applicant is proposing a 10 foot high decorative CMU block wall along the west, south, and east property lines.

Landscaping

The plans depict the appropriate street landscaping and detached sidewalks along Holt Avenue with large trees spaced between 25 feet and 30 feet on center. The required buffering and screening are shown on the landscape plan with evergreen trees planted 20 feet on center and planted offset from one another. The plans depict required parking lot landscaping within the interior parking lot.

Elevations

The plans depict a new industrial building that will be 32 feet high with a flat roof line with parapet walls at varying heights to shield roof top equipment from public view and to feature clerestory windows. The exterior includes stucco finish with metal trellis siding, metal roll-up doors, and aluminum storefront windows and columns.

Floor Plans

The plans depict an open floor plan with separate rooms for office, restrooms, kitchen, utility room, and storage area. The overall area of the proposed building is 16,000 square feet.

Applicant's Justification

The applicant states the proposed location of the loading zones adjacent to residential uses due to site constraints and the locations serve best for industrial use. To mitigate the loading zone locations the applicant is proposing a 10 foot CMU block wall along the perimeter of the property and buffering and screening for the residential uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & APZ-2)	Undeveloped
West & East	Business Employment	RS20 (AE-65 & APZ-2)	Single-family residential
South	Corridor Mixed-Use	CG (APZ-2)	Shopping center

Related Applications

Application Number	Request
ZC-25-0622	Zone change from RS20 to IP Zone is a companion item on this agenda.
VS-25-0624	A vacation and abandonment of 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

Waiver of Development Standards

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

Staff cannot support the requested reduction of the proposed loading areas along the west and east property lines that are adjacent to residential uses. Per Title 30, Table 30.04-7 requires 1 loading zone for industrial developments that exceed 15,001 square feet to 25,000 square feet. The proposed office/warehouse is 16,000 square feet in size and requires 1 loading zone; however, the applicant chose to install 2 loading areas above the required minimum. Each of the proposed loading areas are within 50 feet of a residential property to the west and the east. While the applicant provided the 15 foot wide landscape buffer and a 10 foot high screen wall along the east, west, and south property lines, staff has concerns that the proposed location will create excess noise and pollution next to the existing single-family residences. Since the proposed office/warehouse will be a new industrial development staff finds that the applicant can redesign the site plan to accommodate loading areas outside of the required 50 foot setback.

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.

While the overall design of the warehouse building meets the design criteria for site and building design for nonresidential developments with horizontal articulation with parapet walls or variation in the roof line, changes in texture and materials and columns and arraignment and recessing of windows. Likewise, the roll-up doors will face away from both the right-of-way and residential uses and the applicants have incorporated required buffering and screening with

evergreen trees planted off-set with a 10 foot high CMU block wall per Code along the perimeter. However, since staff has concerns with the location of the proposed loading zones, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- 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 #0150-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAUL NAVARRO

CONTACT: RAUL NAVARRO, NAVARRO LANDSCAPE, 4809 HOLT AVENUE, LAS VEGAS, NV 89115

OSCAR O'KEEFE ARCHITECT .

2256 Savannah River Street
Henderson , Nevada , 89044
Phone 702-461-4848
E-mail ookoscar@gmail.com

JUSTIFICATION LETTER #3

Date : July 28, 2025

Project : Navarro Warehouse / Office Buildings #1 & #2
Holt Avenue , Las Vegas,
APN # 140-20-610-049 + 050.....APR 24-100012

To : Clark County Comprehensive Planning & Public Works

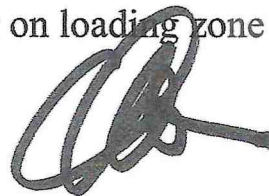
We request the following ;

A : Waiver of Loading Zone location

Waiver of Loading Zone proximity to adjacent residential, where 50 feet to residential is required a waiver of 15 feet is requested. Building site constraints makes this a good location for loading zones. The additions of 10 feet high cmu property fences will provide more screening towards residential lots. The future of this neighborhood is going to commercial zoning. We feel this waiver will provide a positive design element.

We are hopeful you will grant us a waiver on loading zone location.

Thank you , Oscar O'Keefe Architect



11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0663-5080 JUDSON AVE, LLC:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce the height of the security fencing wire; and **3)** eliminate on-site parking.

DESIGN REVIEW for a proposed manufacturing and production facility with outdoor storage on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located north of Judson Avenue and west of Nellis Boulevard within Sunrise Manor.
TS/rr/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-502-009; 140-20-502-013; 140-20-502-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Judson Avenue where 10 feet of landscaping consisting of 1 large tree provided every 30 feet on center and 3 shrubs are required per Section 30.04.01D.
2. Reduce the height of security fencing wire to 7.5 feet where security wire shall be no less than 8 feet above ground is the minimum height required per Section 30.04.03D (a 6% decrease).
3. Eliminate on-site parking where 10 on-site parking spaces are required per Section 30.04.04.D and Table 30.04-2 (a 100% decrease).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE & BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5080 Judson Avenue
- Site Acreage: 2.58
- Project Type: Manufacturing and production with outdoor storage
- Number of Stories: 1
- Building Height (feet): 17 feet, 8 inches
- Square Feet: 13,716
- Parking Required/Provided: 11/5

History & Site Plan

The subject site was rezoned from M-D to M-1 in 1992 for a warehouse addition with outdoor storage on APN 140-20-502-015. In 2001, off-street parking was reduced in conjunction with an industrial building addition. Most recently in 2024, a design review was approved for an office/warehouse addition on the northern parcels (140-20-502-013 and 140-20-502-009). This design review did not include the existing development on APN 140-20-502-015 that needs to be brought up to the current Title 30 standards. The plan shows an existing 13,716 square foot manufacturing building with an office located on APN 140-20-502-015. The existing building has a front setback of 25 feet, 6 inches from Judson Avenue and an interior side setback of 5 feet from the eastern property line. A 40 foot wide existing private access easement is located along the western side of the property which provides access to the northern parcels (140-20-502-013 and 140-20-502-009), which are undeveloped. On the west side of the building are north and south outdoor storage areas separated by a middle storage area which is located under a partially enclosed canopy. A use permit is requested because the outdoor storage areas are not screened and are visible from Judson Avenue.

An existing 7 foot, 10 inch high security fence is located along the east side of the easement. Two 20 foot wide gates provide access to the north storage area which includes an existing trash enclosure. A 30 foot wide gate provides access to the south storage area. The security fence extends along the front property line behind an existing attached 5 foot wide sidewalk and continues along a portion of the east property line to the east side of the existing building. A 3 foot wide gate provides pedestrian access through the security fence between the office entrance and the public sidewalk. An additional existing 7 foot, 10 inch security fence is located along the west property line. The plan depicts 5 on-street parking spaces along Judson Avenue.

The applicant is requesting to reduce the height of security fencing wire to 7.5 feet where security wire shall be no less than 8 feet above ground per code. Furthermore, the applicant is requesting to eliminate on-site parking per Section 30.04.04D.1.

Eleven parking spaces are required per code; however, the site is within 1,000 feet of a transit stop which reduces the required on-site parking by 1 parking space. In addition, the applicant is proposing to provide 5 on-street parking spaces along Judson Avenue, adjacent to the south property line.

Landscaping

No landscaping is proposed with this application. The applicant is requesting a waiver of development standards to eliminate street landscaping along Judson Avenue where 10 feet of landscaping consisting of one large tree provided every 30 feet on center and 3 shrubs are required per code.

Elevations

Photos of the existing building indicate a building with a block façade, and several roll up doors located on the west side that open onto 2 existing fenced outdoor storage yards. A middle storage area is located under a 13 foot tall canopy which is partially enclosed with corrugated metal panels on the west and south sides. The south side of the building includes an office with rock and stucco façade on 3 sides with a flat roof. The north side of the building includes a metal

façade. The photos also depict the 3 existing rolling gates and 1 pedestrian access gate located in the security fence.

Floor Plans

The plans show the existing building is divided into two shops that are 6,233 square feet and 6,050 square feet. The front of the building also includes a 1,433 square foot office. There are also four 10 foot,4 inch wide roll-up doors into the building.

Applicant's Justification

The manufacturing business needs outdoor storage areas for new material arrivals that are used for future fabrication jobs. The business specializes in fabrication of countertops and surfaces and custom and manufactured kitchen and bathroom renovations. The applicant is requesting a use permit for outdoor storage without screening. Five on-street parking spaces are available where 11 spaces are required. The applicant also requests to waive street landscaping because an existing security fence is located where the street landscaping would be located. An estimated 4 street trees are not provided. Finally, a waiver is requested to allow an existing security fence to have security wire a minimum of 7.5 feet in height where 8 feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-24-0374	Design review for an addition to an existing office/warehouse	Approved by PC	September 2024
WS-2001-03	Reduced required off street parking in conjunction with an industrial building addition	Approved by PC	February 2004
ZC-0192-92 (ET-0004-97)	Second extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	January 1997
ZC-0192-92 (ET-0008-95)	First extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	January 1995
ZC-0192-92	Reclassified from M-D to M-1 zoning for a warehouse addition with outdoor storage in conjunction to existing warehouse	Approved by BCC	February 1997
AC-0123-83	Construct and maintain an office and warehouse complex	Approved by PC	September 1983
AC-0053-82	Construct and maintain an office and warehouse complex	Approved by PC	May 1982
AC-0094-81	Construct and maintain 2 office and warehouse buildings	Approved by PC	June 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65 & APZ-2)	Distribution center
South	Public Use & Business Employment	IL & CG (AE-65)	Outdoor storage, vehicle repair, & body shop
East	Business Employment & Corridor Mixed-Use	IL & CG (AE-65 & APZ-2)	Vehicle repair, vehicle maintenance, wash, & retail
West	Business Employment	IL (AE-65 & APZ-2)	Mini-warehouse & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the subject site has historically featured industrial uses, and that outdoor storage is an existing use on many properties in the surrounding area, making the subject site suitable for outdoor storage. However, staff finds that the applicant can adequately screen the outdoor storage areas from the right-of-way since there is existing fence adjacent to the outdoor storage areas. Although the proposed use is compatible with other industrial developments in the area; staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Street landscaping also helps reduce the impacts of wind, dust,

pollution, glare, and heat island effect on human health and comfort. In this case, however, there is an existing security fence which is located immediately behind an attached sidewalk which does not provide the required 10 feet of width necessary for a landscape strip for the street trees and shrubs. There is enough room to relocate the existing security fence so that a 10 foot landscape strip is provided. Therefore, staff cannot support this request.

Waiver of Development Standards #2

All existing security fences on the subject site are 7 feet, 10 inches in height. As a result, the security wire is less than the required 8 feet above the ground level. Because the fences are already in existence and appear to be well maintained, the reduced height for the security wire does not appear to present a threat to public safety or welfare. Therefore, staff can support this request.

Waiver of Development Standards #3

The request to reduce the required parking is to allow outdoor storage in areas that were previously used for on-site parking. Five on-street parking spaces are available on Judson Avenue, a local street. Additionally, there is a transit stop within 1,000 feet of the subject site at the southeast corner of Judson Avenue and Nellis Boulevard which would reduce the required parking spaces from 11 to 10 spaces (or 10%). However, the elimination of all on-site parking spaces appears to be a self-created situation due to the size of the outdoor storage yards. 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 other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

There are no exterior changes to the existing building that are proposed with this application. The only change to the site from previous approvals is that fenced outdoor storage areas are being provided on the west side of the building where parking was previously located. No outdoor storage is occurring or proposed to occur within the 20 foot front yard setback area or anywhere in front of the building which is set back 25 feet 6 inches from Judson Avenue, a local street. However, the waiver to eliminate on-site parking is not being supported, and because the outdoor storage areas not screened from the right-of-way, and street landscaping is not provided, staff cannot support the design review.

Staff Recommendation

Approval of waiver of development standards #2; denial of the use permit, waivers of development standards #1, #3, 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-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

- No comment.

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 #0139-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: EDGAR ORTEGA

**CONTACT: EDGAR ORTEGA, NCTS FABRICATION, LLC, 5080 JUDSON AVENUE,
LAS VEGAS, NV 89115**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400096 (WS-23-0107)-GROUP XIII PROPERTIES LP:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) modified driveway design; and 2) alternative landscaping along a street.

DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75, AE-80, & APZ-2) Overlay.

Generally located north of Cheyenne Avenue and west of Marion Drive within Sunrise Manor.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-08-401-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for the northern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
- b. Reduce throat depth for the central driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
- c. Reduce throat depth for the southern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
- d. Reduce the departure distance from the northern driveway along Marion Drive to the intersection of Marion Drive and Colton Avenue to 158 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 17% reduction).
2. a. Allow a proposed attached sidewalk with 8 feet up to 28 feet of landscaping along Marion Drive where a detached sidewalk is required per Figure 30.64-17.
- b. Allow a proposed attached sidewalk with 15 feet of landscaping along Cheyenne Avenue where a detached sidewalk is required per Figure 30.64-17.
- c. Allow a proposed attached sidewalk with 22 feet of landscaping along Colton Avenue where a detached sidewalk is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Office/warehouse.
2. Increase finished grade to 5 feet where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 67% increase).

3. Allow alternative parking lot landscaping (fewer landscape islands) where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3255 Marion Drive
- Site Acreage: 8.7
- Project Type: Office/warehouse
- Number of Stories: 1 (with 2,500 square foot office mezzanines)
- Building Height (feet): 43
- Square Feet: 86,284 (Building 1)/50,533 (Building 2)/23,280 (Building 3)/160,097 (total)
- Parking Required/Provided: 241/254

Site Plan

The approved plan depicts a distribution center with 3 buildings located on 8.7 acres on the north side of Cheyenne Avenue, the south side of Colton Avenue, and the west side of Marion Drive. Access is shown along Marion Drive with 3 driveways, nearly equally distributed along the frontage. The north driveway did not meet the required departure distance to Colton Avenue and was the subject of one of the waiver requests. All 3 driveways required a throat depth waiver. The buildings are separated by 2 interior drive aisles and connected with north/south drive aisles around the buildings. Trash enclosures are located along the west side property lines. Portions of this property are located in the AE-75, AE-80, and APZ-2 overlay districts. A known earthquake fault line runs east and west through the south end of this property, with neither building located over the estimated fault line. Gates control access to the secure loading dock areas are located on the east side of the buildings, and the loading docks are facing west.

Landscaping

The approved plan depicts attached sidewalks along Colton Avenue, Marion Drive, and Cheyenne Avenue. Colton Avenue landscaping includes a 22 foot wide area of intense landscaping to buffer the site from the residential uses to the north. Marion Drive is shown with a landscape strip adjacent to the attached sidewalk that ranges from 8 feet to 28 feet in width. Cheyenne Avenue has a 15 foot wide landscaped area behind the attached sidewalk. The planting area along the west property line is less than 8 feet in width and the parking spaces do not include landscape fingers, but the total number of trees (179) on the property exceeds the minimum required of 40 large trees or 60 medium trees. Small shrubs are located on the north, east, and south sides of each building, and adjacent to walkways.

Elevations

The approved plans depict buildings up to 43 feet in height with concrete tilt-up panel construction with reveals, wall returns, medium reflective glass in clear anodized aluminum storefront entrances, metal awnings over entry doors, multi-tone paint, and clerestory windows

for accent and natural lighting. Mechanical equipment will be screened and set back from the edge of the roof. Roll-up doors are on the west side of the buildings.

Floor Plans

The approved plans depict Building 1 on the north side of the property and split into 3 units, each with a 2,500 square foot office area along the east side of the building and 1 at the northeast corner of the building. The office spaces include a mezzanine area of the same size with office space. Building 2 in the middle of the property is shown with 2 units, each with a 2,500 square foot office area with mezzanine space. Building 3 has 1 unit with a 2,500 square foot office space and mezzanine area. Building 1 is 86,284 square feet, Building 2 is 50,533 square feet, and Building 3 is 23,280 square feet in area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0107:

Comprehensive Planning

- Per plans presented;
- 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;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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 is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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 and reference POC Tracking #0114-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the proposed extension of time is required due to long lead times related to review requirements by several governing jurisdictions. Clark County Public Works is in the process of reviewing for bond estimate approval in the next few weeks. All the required easements and right-of-way vacations have been recorded. The building plans are currently being reviewed and revised by the architect. Southern Nevada Water Authority is ready for mylar approval and NDOT approval is expected soon. Utility elevations are being determined by a subcontractor and the Southern Nevada Water Authority.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0107	Waivers of development standards for landscaping and driveway design, design review for finished grade and alternative parking lot landscaping for an office/warehouse	Approved by BCC	June 2023
DR-1257-07	Distribution center - expired	Approved by BCC	December 2007
VS-1130-07	Vacated and abandoned a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2007
TM-0263-07	1 lot industrial subdivision - expired	Approved by PC	November 2007
DR-1667-05	Office warehouse complex - expired	Approved by BCC	December 2005
WS-0133-05	Waived screening and buffering of loading docks - expired	Approved by BCC	March 2005
ZC-1599-04	Reclassified the north half of the property from R-E to M-D zoning	Approved by BCC	October 2004
ZC-1099-04	Reclassified the south half of the property from R-E to M-D zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75, AE-70)	Single-family residential
South &	Business Employment	IL (AE-75, AE-80, & APZ-2)	Distribution center
East	Business Employment	IP (AE-75, AE-80, APZ-1, & APZ-2)	Warehouse
West	Business Employment	IL (AE-80, & APZ-2)	Freight trucking company

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.

The applicant has demonstrated that they have continued to make progress toward commencement of the project; an off-site permit (PW24-12176) has been submitted to the Public Works Department; the traffic study and drainage study were approved by Public Works; the applicant has recorded the easements and right-of-way vacation; building permits (BD24-03656, BD24-03680, BD-24-03684) have been submitted to the Building Department and are currently under review; and the applicant has worked with Southern Nevada Water Authority and NV Energy closely to obtain their approval/concurrence. Therefore, staff can support the request for an extension of time.

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 June 21, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SCOTT L. SCHOFIELD

CONTACT: GROUP XIII PROPERTIES LP, 4900 SANTA ANITA AVENUE, SUITE 2C,
EL MONTE, CA 91731



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # WS-23-0107

ASSESSOR PARCEL #(s): 140-08-401-008

PROPERTY ADDRESS/ CROSS STREETS: Cheyenne & Marion

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time Application for WS-23-0107 (Cheyenne & Marion Industrial)

PROPERTY OWNER INFORMATION

NAME: Group XIII Properties LP

ADDRESS: 4900 Santa Anita Ave Suite #2C

CITY: El Monte STATE: CA ZIP CODE: 91731

TELEPHONE: 626-757-3070 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Scott Schofield

ADDRESS: 6671 Las Vegas Blvd Suite 320

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: 702-570-2423 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Scott Schofield

ADDRESS: 6671 Las Vegas Blvd Suite 320

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: 702-570-2423 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Michael Brown
Property Owner (Signature)*

MICHAEL BROWN
Property Owner (Print)

8/6/25
Date



July 30, 2025

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

RE: *Cheyenne & Marion Industrial – (WS-23-0107) Justification Letter for Extension of Time*

To whom it may concern,

It is our intent to pursue an Extension of Time for Cheyenne & Marion (WS-23-0107). The subject area is part of the 8.74 acre +/- property currently owned by Group XIII Properties LP in Clark County, located at 3255 Marion Drive (APN: 140-08-401-008). This planning application was allowed to expire due to multiple governing jurisdictions and several long lead time requirements. These items are listed here:

- There are multiple jurisdictions in the project's vicinity. The project is currently still in plan review at City of North Las Vegas (74-2024) and this approval is contingent on all easements and vacations recording which have recently been recorded. Now that the easements have been recorded, the remaining plan comments are minimal, and we expect to receive final approval soon.
- Clark County Public Works (PW24-12176) - CCPW plan approval is contingent on being able to separate out bondable quantities between CCPW and NDOT permits to get the bond estimate approved. We're anticipating the bond being approved after the next review. We're anticipating resubmitting to CCPW in the next week or two. All the required easements and the ROW Vacation have been recently recorded.
- Clark County Building Department (BD24-03656, BD24-03680, BD-24-03684) – The architect is working on addressing plan review comments.
- Southern Nevada Water Authority (142148) is ready for mylar approval.
- Nevada Department of Transportation (219415-2024) – The remaining plan comments are minimal, and we expect to receive approval soon.
- NV Energy (3012569507) – NVE is currently working on their design.
- The site has 18 easements/vacations that needed to be dedicated and/or vacated. These were recently finalized and recorded. The Right-Of-Way Vacation (VS-24-0426) recording number is DOC#20250716-0002896.
- Potholing was required by SNWA for several locations. This required a subcontractor to obtain pothole field data to verify elevations of existing utilities for Kimley-Horn to resubmit for plan review.

We appreciate your efforts in working with us on this project. Please feel free to reach out with any questions by phone at (702) 862-3630, or via email at scott.martin@kimley-horn.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Martin', with a stylized flourish at the end.

By: Scott. M Martin, P.E.
Project Manager