



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 15, 2026

6:30pm

### AGENDA

#### Note:

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

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

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

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

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

#### 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 December 11, 2025. (For possible action)
- IV. Approval of the Agenda for January 15, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

01/20/26 PC

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

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

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

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

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

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

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

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

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

01/21/26 BCC

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

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

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

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

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

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

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

**BOARD OF COUNTY COMMISSIONERS**

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

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KEVIN SCHILLER, County Manager



02/03/26 PC

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

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

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

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

VII. General Business: None

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

IX. Next Meeting Date: January 29, 2026.

X. Adjournment.

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

**BOARD OF COUNTY COMMISSIONERS**

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



## Sunrise Manor Town Advisory Board

December 11, 2025

### MINUTES

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

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

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

II. Public Comment: None

III. Approval of November 13, 2025 Minutes

Moved by: Ms. Jordan

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for December 11, 2025

Moved by: Mr. Barbeau

Action: Approved with Items 5 & 6 being held

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/16/25 PC

**1. WS-25-0709-CISNEROS RUBEN H:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action) 12/16/25 PC

Moved by: Ms. Cosgrove

Action: Approved

Vote: 2-1

**BOARD OF COUNTY COMMISSIONERS**

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KEVIN SCHILLER, County Manager



12/16/25 PC

2. **ET-25-400121 (UC-24-0088)-MALDONADO LEON FAMILY TRUST ETAL & VACA JORGE MALDONADO TRS:**  
**USE PERMIT FIRST EXTENSION OF TIME** for large livestock (horses).

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Gateway Road and south of Judson Avenue within Sunrise Manor. WM/nai/cv (For possible action) 12/16/25 PC

Moved by: Ms. Cosgrove

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimously

12/17/25 BCC

3. **ZC-25-0626-LINDA PROPERTIES, LLC:**

**ZONE CHANGE** to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor (description on file). TS/gc (For possible action) 12/17/25 BCC

Moved by: Ms. Cosgrove

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimously

4. **WS-25-0627-LINDA PROPERTIES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify buffering and screening standards; 2) eliminate street landscaping; 3) modify residential adjacency standards; and 4) waive full off-site improvements.

**DESIGN REVIEW** for a proposed outdoor storage facility on 2.09 acres in an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor. TS/sd/cv (For possible action) 12/17/25 BCC

Moved by: Ms. Cosgrove

Action: Denied Per Staff Recommendations

Vote: 3-0/Unanimously

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

**ZONE CHANGE** to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action) 12/17/25 BCC

HELD PER APPLICANTS REQUEST

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

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

**DESIGN REVIEW** for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/cv (For possible action) 12/17/25 BCC

HELD PER APPLICANTS REQUEST

01/06/26 PC

7. **WS-25-0788-NEW STRATEGIES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; and 2) reduce access gate setback in conjunction with an existing restaurant and hookah lounge on 2.02 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakley Boulevard within Sunrise Manor. TS/mh/kh (For possible action) 01/06/26 PC

Moved by: Ms. Cosgrove

Action: Approved

Vote: 2-1

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

01/07/26 BCC

**8. ZC-25-0778-GURUKRUPA, LLC:**

**ZONE CHANGE** to reclassify 0.37 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Fremont Street and south of Olive Street (alignment) within Sunrise Manor (description on file). TS/gc (For possible action) 01/07/26 BCC

**Moved by: Mr. Barbeau**

**Action: Approved per staff recommendations**

**Vote: 3-0/Unanimously**

- VII. General Business: The board voted unanimously to approve the 2026 meeting calendar w/ The removal of a few dates on or close to holidays.
- VIII. Public Comment: Al Rojas commented on the homelessness situation in Sunrise Manor and that The efforts that they have been making are helping & there is an improvement.
- IX. Next Meeting Date: The next regular meeting will be January 15, 2026
- X. Adjournment  
The meeting was adjourned at 7:12pm

**BOARD OF COUNTY COMMISSIONERS**

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

01/20/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) on 2.50 acres.

Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/gc (For possible action)

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RELATED INFORMATION:

**APN:**

140-21-601-012

**EXISTING LAND USE PLAN:**

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the Compact Neighborhood (CN) land use category is appropriate for the site since the request promotes sustainable urban growth while addressing the community's evolving housing and development needs. A higher density development makes better use of limited land resources by accommodating more residents and amenities within the same footprint. This approach aligns with smart growth principles and reduces urban sprawl. Furthermore, the adjacent properties to the east and south are already planned for Compact Neighborhood (CN) uses.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 (AE-65)	Single-family residential (duplex)



### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Multi-family residential (four-plex)
East	Compact Neighborhood (up to 18 du/ac)	RM18 (AE-65) & CG	Single-family residential & senior housing
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential

### Related Applications

Application Number	Request
ZC-25-0790	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0791	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500196	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

### STANDARDS FOR ADOPTION:

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

### Analysis

#### Comprehensive Planning

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

The applicant requests a change from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The proposed Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. The adjacent properties to the east and south are currently planned for Compact Neighborhood (CN) uses. Although the adjacent properties to the north are planned for

Ranch Estate Neighborhood (RN) uses, the properties are zoned RS3.3, which is not conforming to the Ranch Estate Neighborhood (RN) land use category. However, RS3.3 is conforming to the Compact Neighborhood (CN) land use category. Furthermore, a duplex is built on one of the adjacent properties to the north which is listed as one of the intended primary land uses in the Compact Neighborhood (CN) land use category in the Master Plan. The adjacent property to the south, although split zoned with RS20 and RS3.3 zoning, is constructed with a fourplex which is also an intended primary land use in the Compact Neighborhood (CN) land uses category in the Master Plan. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

#### **Staff Recommendation**

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

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

#### **STAFF ADVISORIES:**

##### **Fire Prevention Bureau**

- 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 show on-site fire lane, turning radius, and turnarounds; that when installing streets using "D" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

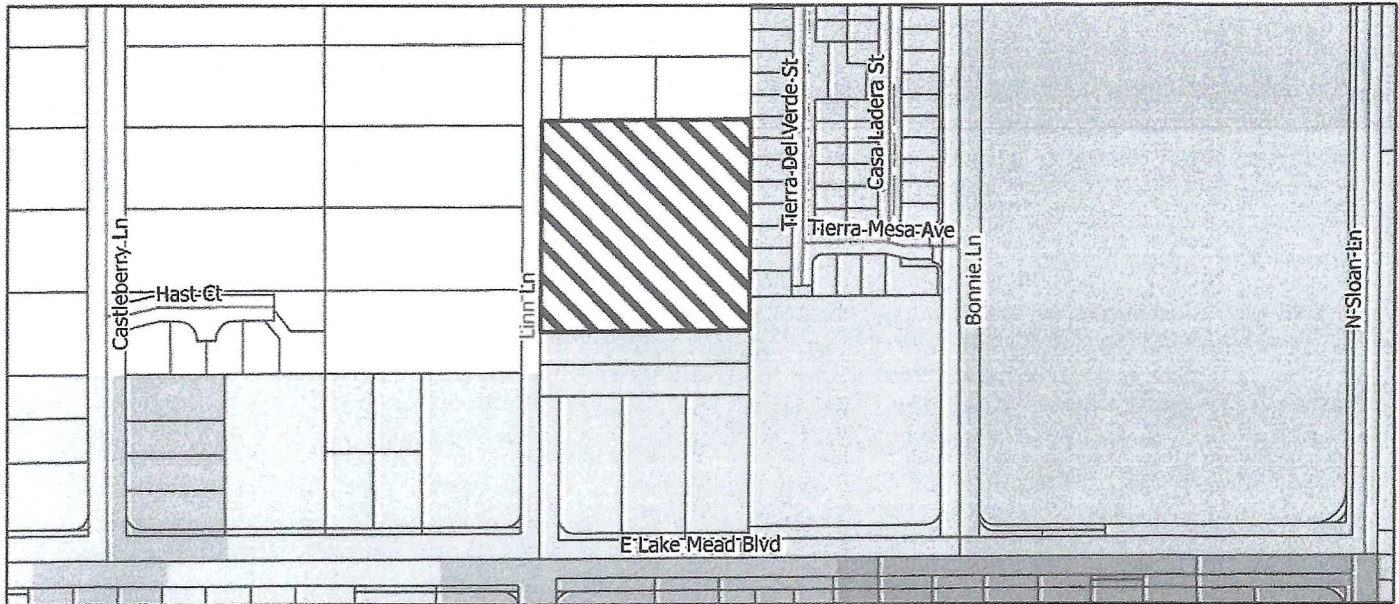
**APPLICANT:** LGI HOMES-NEVADA, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

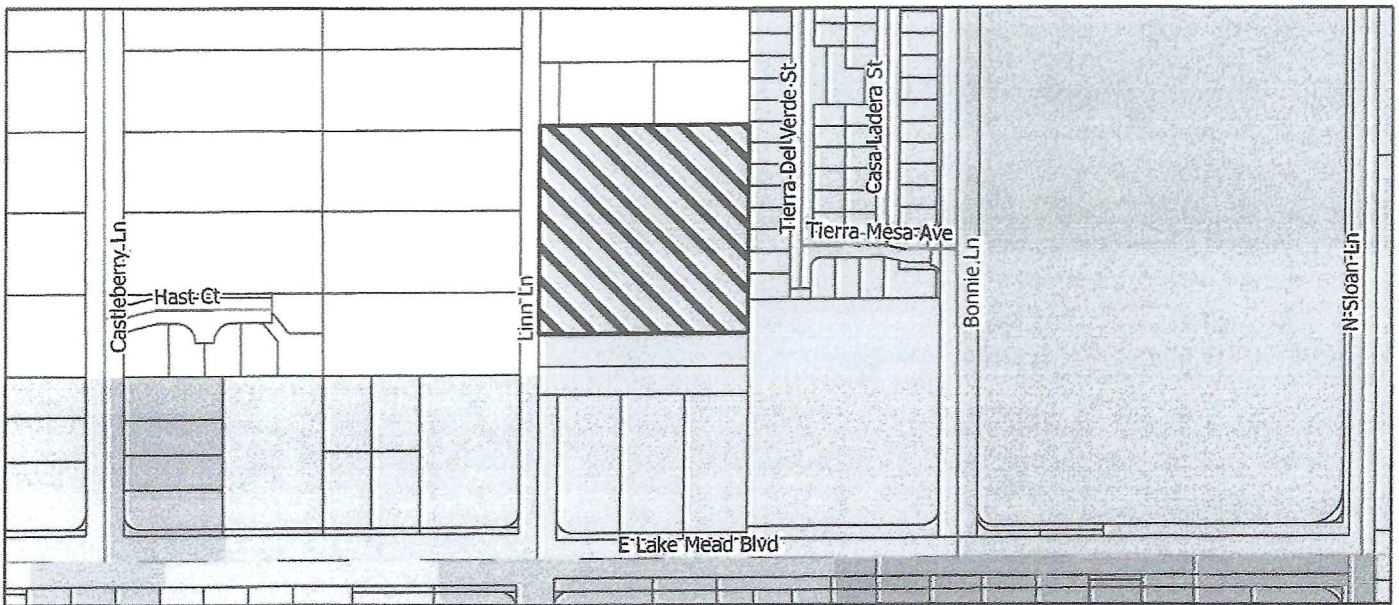


# Planned Land Use Amendment PA-25-700050

# DRAFT



**Current**



**Requested**

Requested Area To Change

Planning Areas

## Neighborhoods

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

## Commercial and Mixed Use

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

## Employment

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

## Other

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

## Sunrise Manor Clark County, Nevada

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



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-21-601-012

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that RS3.3 zoning is appropriate for the site since adjacent properties to the north and south are zoned RS3.3 with more intense zoning districts located to the east that are zoned RM18 and CG. The request will create a cohesive and harmonious urban environment the request promotes sustainable urban growth while addressing the community's evolving housing and development needs.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 (AE-65)	Single-family residential (duplex)
South	Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Multi-family residential (four-plex)
East	Compact Neighborhood (up to 18 du/ac)	RM18 (AE-65) & CG	Single-family residential & senior housing
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential

### Related Applications

Application Number	Request
PA-25-700050	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0791	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500196	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the surrounding area. The adjacent properties to the north are zoned RS3.3 and the properties to the south are zoned RS3.3 (although the immediate adjacent property to the south is split zoned RS20 & RS3.3). Furthermore, the adjacent properties to the east are zoned RM18 and CG, and the request for RS3.3 on the subject site will allow for a transition from the more intense zoned properties to the east to the RS20 zoned properties to the west. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

##### Staff Recommendation

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

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

### PRELIMINARY STAFF CONDITIONS:

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of

curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LGI HOMES- NEVADA, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

**DESIGN REVIEWS** for the following: 1) alternative yards; and 2) a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor.  
MK/hw/cv (For possible action)

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RELATED INFORMATION:

APN:

140-21-601-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Increase the height of a retaining wall along the north property line to 4 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
  - b. Increase the height of a retaining wall along the west property line to 4 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
  - c. Increase the height of a retaining wall along the south property line to 4 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
2.
  - a. Reduce the curb return radius for the north side of the intersection of Linn Lane and Roczen Way to 15 feet where 20 feet is required per Uniform Standard Drawing 222 and Section 30.04.08C (a 25% reduction).
  - b. Reduce the curb return radius for the west side of the intersection of Roczen Way and Tomac Court to 10 feet where 20 feet is required per Uniform Standard Drawing 222 and Section 30.04.08C (a 50% reduction).
  - c. Reduce the curb return radius for the east side of the intersection of Roczen Way and Tomac Court to 15 feet where 20 feet is required per Uniform Standard Drawing 222 and Section 30.04.08C (a 25% reduction).

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5

- Project Type: Single-family residential development
- Number of Lots: 20
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,301/5,920
- Number of Stories: 1 to 2
- Building Height (feet): 28
- Square Feet: 1,575/2,014 (Minimum/Maximum)

#### Site Plans

The plans show a proposed 20 lot single-family detached residential development located east of Linn Lane. The overall site is 2.5 acres with a density of 8.0 dwelling units per acre. The lots range in size from 3,301 square feet to 5,920 square feet and will generally be 25 feet to 53 feet wide and 74 feet to 119 feet long. Overall, a total of 12 lots will be accessed from a centrally located east-west oriented 48 foot wide public street which terminates in a 38 foot wide public stub street on the east side of the site, inclusive of 5 foot wide attached sidewalks located on both sides of the street. This street will be directly accessed from Linn Lane on the west side of the site 7 lots will be accessed from a north-south oriented 48 foot wide public street, inclusive of 5 foot wide attached sidewalks on each side of the street. This north-south street branches off the main east-west public street, approximately 162 feet east of Linn Lane and terminates in a stub. Lot 20 is accessed directly from Linn Lane. Five foot wide detached sidewalks are provided along Linn Lane within common element areas. Lastly, the applicant is requesting to allow an alternative yard for Lot 20 only. With this request, the south property line will act as front; the west property line will act as street side, the north property line will act as rear, and the east property line will act as interior side.

#### Landscaping

Along Linn Lane, the street landscaping area will consist of a 5 foot wide landscape strip on each side of a 5 foot wide detached sidewalk. A total of 9 large trees are required along the Linn Lane frontage where a total of 13 large trees are provided, where not within sight visibility zones. The trees will be spaced approximately every 30 feet on center.

#### Elevations

The elevations show 5 different models with 2 to 3 possible exterior designs for the homes, for a total of 11 possible exterior design combinations. Each exterior corresponds with either a Modern, Mediterranean, or Craftsman style. Of the models provided, 4 of the models are 2 stories with 1 model type being single-story. The height of the homes will range from 15 feet to 27.2 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

#### Floor Plans

The models shown range in size from 1,575 square feet up to 2,014 square feet. Each model has 2 to 4 bedrooms with options that include walk-in closets, laundry rooms, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars.



### Applicant's Justification

The proposed development will be in line with the density and architecture of surrounding developments with similarly zoned properties in the area. The proposed alternative lot orientation is justified as it will comply with existing zoning district setbacks and allow for the proposed home to be sited more appropriately. The increased retaining wall height is needed to maintain the necessary elevation for the site to properly drain. Additionally, the reduction in curb return radius dimensions is mitigated by the fact there will be limited traffic on the site and at the intersections affected.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 (AE-65)	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Multi-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18 & CG (AE-65)	Single-family & multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential

### Related Applications

Application Number	Request
PA-25-700050	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0790	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
TM-25-500196	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### Analysis

#### **Comprehensive Planning**

#### Waivers of Development Standards

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



### Waiver of Development Standards #1

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. Overall, staff finds the increase in retaining wall height to be minimal given the characteristics of the area and would not significantly increase the height of the subject site over the surrounding properties. As a result, staff can support this request. However, since staff is not supporting the other waivers of development standards, staff is ultimately unable to support this request.

### Design Reviews

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

### Design Review #1

The purpose of reviewing alternative yards is to assure that the proposed orientations of the yards will not cause any undue burdens of the surrounding properties. Staff finds that in this case, only 1 lot will have an alternative yard orientation which is proposed to allow the proposed home to be sited more appropriately on the site. Additionally, the only adjacent property being affected is APN 140-21-601-010, and staff does not anticipate the request to cause any adverse affect on this parcel as the side yard of Lot 20 now becomes the rear yard with a greater setback. For these reasons, staff can support this request.

### Design Review #2

Staff finds that the proposed residential development is similar in character to other medium to high density developments within the area. There are similar residential developments to the east of the subject site, to the south of Lake Mead Boulevard, and to the east of Sloan Lane. In addition, the proposed development will help to activate a long unused lot and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed designs are attractive, modern, and fit the aesthetics of the 1 story ranch homes found to the northwest of the site and the 2 story homes found to the east of the site. Each lot is provided with sufficient access to the internal and external street systems and on-site parking is well provided. Additionally, street landscaping is provided in excess of Code requirements which should enhance the streetscape and help reduce heat island effects within the area. Staff finds the proposed subdivision supports Master Plan Policies 1.3.1, 1.3.2, 1.3.5, and 1.4.4, and Sunrise Manor Specific Policy SM-1.1, which encourage the development of new and varying housing units in older neighborhoods particularly through the development in-fill properties in ways which improve the livability of the neighborhood. For these reasons, staff can support this request.

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

#### **Waiver of Development Standards #2**

Staff has no objection to reducing the curb radii for the intersections of Linn Lane and Roczen Way, and Tomac Court and Roczen Way. The development should see lower traffic volumes, thereby minimizing potential impacts from the curb radius modification.

### **Staff Recommendation**

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

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Linn Lane;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant 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 show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of



curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** LGI HOMES- NEVADA, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



01/20/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**TENTATIVE MAP** consisting of 20 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor.  
MK/hw/cv (For possible action)

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RELATED INFORMATION:

APN:

140-21-601-012

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential development
- Number of Lots: 20
- Density (du/ac): 8
- Minimum/Maximum Lot-Size (square feet): 3,301/5,920

**Project Description**

The plans show a proposed 20 lot single-family detached residential development located east of Linn Lane. The overall site is 2.5 acres with a density of 8.0 dwelling units per acre. The lots range in size from 3,301 square feet to 5,920 square feet and will generally be 25 feet to 53 feet wide and 74 feet to 119 feet long. Overall, a total of 12 lots will be accessed from a centrally located east-west oriented 48 foot wide public street which terminates in a 38 foot wide public stub street on the east side of the site, inclusive of 5 foot wide attached sidewalks located on both sides of the street. This street will be directly accessed from Linn Lane on the west side of the site 7 lots will be accessed from a north-south oriented 48 foot wide public street, inclusive of 5 foot wide attached sidewalks on each side of the street. This north-south street branches off the main east-west public street, approximately 162 feet east of Linn Lane and terminates in a stub. Lot 20 is accessed directly from Linn Lane. Five foot wide detached sidewalks are provided along Linn Lane within common element areas. Lastly, the applicant is requesting to allow an alternative yard for Lot 20 only. With this request, the south property line will act as front; the west property line will act as street side, the north property line will act as rear, and the east property line will act as interior side.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 (AE-65)	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Multi-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18 & CG (AE-65)	Single-family & multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential

### Related Applications

Application Number	Request
PA-25-700050	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0790	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0791	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

The layout of the subdivision is orderly with lots on both sides of the internal streets. The lots are only accessible from internal and external local public streets and there are no double frontage lots, as common lots or other spaces are used to separate lots from the perimeter streets. Additionally, the lot sizes of the subdivision meet the requirements of the RS3.3 zoning district along with any applicable exceptions. This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the request matches the corresponding design review request. For these reasons, staff could support this request.

### Staff Recommendation

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

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Linn Lane;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

### **Building Department - Addressing**

- The street suffixes shall be spelt out;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT:** LGI HOMES- NEVADA, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

DRAFT

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**HOLDOVER ZONE CHANGE** to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action)

## RELATED INFORMATION:

## APN:

161-05-510-282

## LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

## BACKGROUND:

## Project Description

## General Summary

- Site Address: 4631 E. Charleston Boulevard
- Site Acreage: 0.31
- Existing Land Use: Office

Applicant's Justification

The owner would like to establish a comprehensive vehicle sales facility and to change the zoning from Commercial Professional to Commercial General to better align with the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-94-0380 (ET-03-400074)	First extension of time for a parking waiver and wall enclosed trash area	Approved by PC	May 2003
WS-01-1252	Request for a waiver to allow a freestanding sign where not allowed in a C-P zone in conjunction with an existing commercial building on 0.4 acres in a C-P Zone	Approved by PC	November 2001
VC-94-0380 (ET-98-400096)	Second extension of time for a parking waiver and wall enclosed trash area	Approved by PC	April 1998
VC-94-0380	Request for a parking waiver and wall enclosed trash area in conjunction with a medical office on 0.4 acres in a C-P (Office & Professional) Zone.	Approved by PC	April 1994



**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-95-1437	Request for a waiver to allow turf within 6 feet of street frontage in a residential zone	Withdrawn	August 1993
VC-93-1620	Waiver to include a 912 square foot addition to an existing doctor's office	Withdrawn	September 1993

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Incorporated Clark County (City of Las Vegas)	R-3	Senior living
South	Mid-intensity Suburban Neighborhood	RS5.2	Single-family residential
East	Corridor Mixed-use	CG	Undeveloped
West	Neighborhood Commercial	CG	Retail center & medical offices

**Related Applications**

Application Number	Request
WS-25-0772	A waiver of development standards and design review for vehicle sales 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. Staff finds the proposed conforming zone boundary amendment falls within the range of existing commercial and professional service businesses. The proposed zone change, and use are aligned with the Master Plan. In addition, this area of Sunrise Manor has a harmonious mix of residential, commercial and office professional uses so the proposed vehicle sales business would not be out of place. Staff does not anticipate an impact on the residential developments surrounding the sites. Lastly, the request complies with Policy SM-5.1 of the Master Plan which encourages the compatible development of businesses that provide an employment base near residents of Sunrise Manor. For these reasons, staff finds the request appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Southern Nevada Health District (SNHD) - Engineering**

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

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

- Applicant is advised that the property is currently under plan review for a septic system conversion to the CCWRD sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS: 3 cards**

**COUNTY COMMISSION ACTION:** December 17, 2025 – HELD – To 01/21/26 – per the applicant.

**APPLICANT:** NOVA AUTO, LLC

**CONTACT:** TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:

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

DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone.

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

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RELATED INFORMATION:

APN:

161-05-510-282; 161-05-510-297

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate street trees along Charleston Boulevard where large trees shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
- b. Reduce the street landscaping strip along Charleston Boulevard to 5 feet where a 10 foot wide landscape strip is required per Section 30.04.01D.
2. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4631 and 4633 E. Charleston Boulevard
- Site Acreage: 0.83
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): 12 (existing vehicle sales building)
- Square Feet: 3,415 (existing vehicle sales building)
- Parking Required/Provided: 3/3
- Sustainability Required/Provided: 7/5.5

### Site Plan

The plan depicts the development of a vehicle sales facility spanning 2 parcels, utilizing an existing 3,415 square foot single-story building, with 1,170 square feet designated as the sales floor area. The site includes a secured inventory lot with multiple vehicle display areas along the north, middle, and southern portions of the facility. Three parking spaces are required per Title 30 and the site plan depicts 3 parking spaces are provided.

The main access to the site is provided via an existing driveway along Charleston Boulevard located on the northeast corner of APN 161-05-510-297. A secondary access point is proposed via a one-way pan driveway from Nevada Avenue on APN 161-05-510-297, which would serve the inventory side of the project. This driveway does not meet the commercial curb return standard and is the subject of a waiver request to allow its construction as proposed.

The site plan also depicts a 3 foot high chain-link fence along the north property line, behind a 5 foot wide landscape strip adjacent to Charleston Boulevard. Along the south property line adjacent to Nevada Avenue, the applicant is proposing an 8 foot high security fence behind the 10 foot wide landscape strip. On the southeast corner, an access gate is set back 25 feet from the south property line.

The plan also depicts designated areas for trash and recycling bins behind the building and bicycle racks located east of the building. Accessible pedestrian routes are provided from the northeast corner of the site and extends toward the building, located between the display area and inventory area of the lot.

### Landscaping

The plan depicts a 5-foot-wide landscape strip along Charleston Boulevard and a 10-foot-wide landscape area along Nevada Avenue. Shrubs are provided along Charleston Boulevard, but no trees are shown along this frontage. The applicant has requested a waiver to reduce the width of the landscape strip and to allow for no trees to be installed along Charleston Boulevard. Large trees and shrubs are depicted along Nevada Avenue.

### Elevations

No changes are proposed to the existing building. However, photographs show the existing stucco building with a height up to 12 feet and tile roofing.

### Floor Plans

The plan depicts a single-story commercial building totaling approximately 3,415 square feet. The layout includes a 1,170 square foot sales area with sales offices, finance manager's office, hallway, customer restroom, and virtual showroom. The remaining 2,245 square feet is dedicated to non-sales functions, including support rooms, storage, staff restrooms, break room, manager's office, and reception area.

### Applicant's Justification

Due to the operational needs of the site, the applicant requires additional open space to accommodate vehicle displays and circulation relief is sought from certain requirements, including commercial curb returns with a standard pan driveway proposed. Additional requests



include reducing the required landscape depth from 10 feet to 5 feet along Charleston Boulevard and waving the requirement to plant 6 trees in this area, with payment of the in-lieu fee.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400063 (UC-18-0557)	First extension of time for vehicle sales - expired	Approved by BCC	June 2021
UC-18-0557	Allowed vehicle (automobile) sales - expired	Approved by BCC	September 2018
ET-0221-06 (DR-1031-04)	Extension of time for vehicle maintenance and retail building - expired	Approved by BCC	December 2006
DR-1031-04	Vehicle maintenance and retail building - expired	Approved by BCC	July 2004
ZC-1071-02	Reclassified the site from R-2 to C-1 zone for a retail store	Approved by BCC	November 2002

#### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-3	Multi-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CG	Retail
West	Neighborhood Commercial	CG	Office

#### Related Applications

Application Number	Request
ZC-25-0771	A zone change from CP to CG is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

##### Waivers of Development Standards

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

#### Waivers of Development Standards #1a and #1b

The site is located in an area identified as having high exposure to heat vulnerability based on regional heat index data. While the site can physically accommodate the required 10 foot landscape strip and street trees, the request appears to be based on design preference rather than necessity, and no hardship has been demonstrated. The proposed reduction in landscaping and removal of street trees limits the site's ability to meet the intent of the landscaping standards, which are intended to mitigate urban heat island effects, reduce glare, provide pedestrian shade, and enhance the visual character of the streetscape. The request does not meet the minimum requirements established to support environmental goals and promote pedestrian comfort along major corridors. Therefore, staff does not support these requests.

#### Design Review

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

The proposed development involves the adaptive reuse of an existing single-story commercial building to establish a vehicle sales facility across 2 parcels. The project is generally compatible with adjacent commercial development and maintains a scale and use consistent with the surrounding area. The existing building elevations remain unchanged and are not considered visually intrusive or undesirable in appearance. Site access is provided from Charleston Boulevard, with a secondary access point from Nevada Avenue; circulation is internalized and not expected to negatively impact adjacent roadways or neighborhood traffic. While the overall site design reflects a functional and organized layout that supports the intended use, staff does not support the companion waiver requests related to landscaping. Therefore, staff does not support this request.

#### Public Works - Development Review

##### Waiver of Development Standard #2

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

#### Staff Recommendation

Denial.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Applicant to dedicate and construct a bus shelter pad behind sidewalk, approximately 50 feet from their west property line per CCUSD No. 234.2.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

### **Southern Nevada Health District (SNHD) - Engineering**

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

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

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; and that any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 4 cards**

**COUNTY COMMISSION ACTION:** December 17, 2025 – HELD – To 01/21/26 – per the applicant.

**APPLICANT:** NOVA AUTO LLC

**CONTACT:** TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**ZONE CHANGE** to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located east of Boulder Highway and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

**APN:**

161-07-102-001

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3475 Boulder Highway
- Site Acreage: 0.62
- Existing Land Use: Motorcycle sales and service

**Applicant's Justification**

The applicant states that CG zoning will allow for greater flexibility for any future use of the property; and that no construction, redevelopment, or physical modification of the building is proposed at this time. The property's existing infrastructure, roadway access, and strategic location makes the site well suited for commercial, service-oriented, and retail uses that are allowed in the CG zone.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1-71	Motorcycle sales, service, and rental shop	Approved by BCC	February 1971

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Undeveloped (demolished building site)



**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Corridor Mixed-Use	CG	Vehicle sales
East	Corridor Mixed-Use	H-2	Warehouse

**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. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Corridor Mixed-Use (CM) land use category on the site. The site itself has been operating as a motorcycle sales and service facility since 1971; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Additionally, there are numerous CG zoned properties already in existence along this stretch of Boulder Highway. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention of established local business districts. For these reasons, staff finds the request for CG zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

**Staff Recommendation**

Approval.

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

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

- No comment.

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

- No comment.

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

**APPLICANT:** FOLKS BROTHERS INVESTMENTS, LLC  
**CONTACT:** BRYAN FOLKS, 3475 BOULDER HIGHWAY, LAS VEGAS, NV 89121

DRAFT



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family RS20) Zone.

Generally located on the west of Fogg Street and south of Bonanza Road within Sunrise Manor.  
TS/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-34-103-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow a shipping container established prior to the primary structure where not allowed per Section 30.03.01.
- b. Allow a non-decorative fence established prior to the primary structure where not allowed per Section 30.03.01.
2. Allow a non-decorative fence along the street where fences and walls along a street shall be decorative in urban areas per Section 30.04.03.
3. Increase the fence height to 6 feet where fences are permitted up to 3 feet high on and within 15 feet of the front property line per Section 30.04.03.

**LAND USE PLAN:**

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 1.62
- Project Type: Accessory structure and fence

**Site Plan**

The approved plans depict a 1.62 acre vacant lot accessed from a collector street, Fogg Street, to the east. On the northwest corner of the site, a 340 square foot Connex box is placed which is 10 feet away from the west (rear) property line and 5 feet away from the north (side) property line. Also, there is a 6 foot tall non-decorative fence placed along the entire front property line which extends 49 feet along the south (side) property line. Also, along the north property line, 76 feet back of the front property line, there is a 94 foot long non-decorative fence with screen panels.

### Floor Plans & Elevations

The photos depict a 9 foot tall Connex box that has a light grey tint with patches of beige color. The Connex box is 8 feet wide and 42 feet in length.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400069 (WS-24-0547):

#### Comprehensive Planning

- Until November 15, 2025 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- The Connex box and non-decorative fence must be removed by December 1, 2025.
- Applicant is advised that 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.

Listed below are the approved conditions for WS-24-0547:

#### Comprehensive Planning

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

### Applicant's Justification

Per the submitted justification letter, the applicant states that the building permit for the accessory structure has been completed under BD25-43170. Final inspections were passed on November 3, 2025.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400069 (WS-24-0547)	First extension of time for waivers of development standards for accessory structures in conjunction with a single-family residence	Approved by PC	August 2025
WS-24-0547	Waivers of development standards for accessory structures in conjunction with a single-family residence	Approved by PC	December 2024



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0373	Allowed a single-family development to access a collector street; allowed modified driveway standards; design review for increased finished grade and a single-family residential development - expired	Approved by BCC	October 2020

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

CE23-19530 & CE24-06491 are active violations for commercial vehicle storage and outdoor storage.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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 there has been progress made towards commencement of the project. Records show that there is an approved building permit to install a temporary Conex box via BD25-43170. In addition, the applicant has an active building permit for a fence (BD24-08309). Therefore, staff can support this request. However, this application is the second extension of time request. Staff may not support any further extension of time 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**

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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:**

**PROTEST:**

**APPLICANT: SUJHEY JJIMENEZ**

**CONTACT: SUJHEY JIMENEZ, A&J CONSTRUCTION, LLC, 202 N. PHYLLIS STREET,  
LAS VEGAS, NV 89110**





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101820

ASSESSOR PARCEL #(s): 140-34-103-004

PROPERTY ADDRESS/ CROSS STREETS: Fogg St and Bonanza Rd

## DETAILED SUMMARY PROJECT DESCRIPTION

2nd Extension of time for WS-25-0547

## PROPERTY OWNER INFORMATION

NAME: A&J Rentals LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: \_\_\_\_\_ CELL 7702-289-1083

## APPLICANT INFORMATION (information must match online application)

NAME: A&J Construction LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV

ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-241-0844

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: A&J Construction LLC/ Sujhey Jimenez

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: \_\_\_\_\_ CELL 702-241-0844

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)\*

Sujhey Jimenez  
Property Owner (Print)

11/06/2025  
Date

11/6/2025

A&J RENTALS LLC

202 N PHYLLIS STREET  
LAS VEGAS, NV 89110

Dear Recipient:

This letter is to indicate that A&J Rentals LLC, Owner of parcel #140-34-103-004, would like to obtain an extension of Permit # 25-43170 (*2<sup>nd</sup> Extension of time for WS-25-0547*). We have successfully obtained a permit and passed final inspection on November 3<sup>rd</sup>, 2025, as our deadline was November 15<sup>th</sup>, 2025.

Please, we ask that you approve this application. Thank you.

SINCERELY,

A&J RENTALS LLC



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

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

**USE PERMIT** for a vehicle paint/body shop in conjunction with an existing warehouse on 0.54 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay.

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

---

**RELATED INFORMATION:**

**APN:**

140-17-612-003

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2874 Marco Street
- Site Acreage: 0.54
- Project Type: Vehicle paint/body shop
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 4,000 (lease space)/4,800 (overall existing building area)
- Parking Required/Provided: 10/10

**History, Site Plan, & Request**

The subject parcel was part of a zone change (ZC-0194-97) which reclassified 75 acres to the current zoning district (IL) for an industrial subdivision. DR-2185-04 approved the existing industrial complex as it is designed today and features 20 square shaped industrial buildings with screened outdoor storage yards at the rear of each building. The subject parcel is located on the northeast corner of the complex. The plans show an existing 1 story, 21 foot high warehouse building located on a 0.54 acre portion of an existing industrial park for a proposed vehicle paint/body shop. Access to the site is from a 40 foot wide private drive that spans from Marco Street to the west to Lamont Street to the east. Parking for this building is located in the front and east side of the building. The primary function of the use will occur completely within 4,000 square feet of the 4,800 square foot principal building. The applicant is requesting a special use permit to allow a vehicle paint/body shop since the parcel is encumbered by Airport Environs Overlay District in the AE-75 and APZ-1 Overlay Districts. Vehicle paint/body shops are considered a repair service under the Airport Environs Overlay, which requires approval of a

special use permit. Per the applicant, there are no changes proposed to the overall site, building, or the existing outdoor storage yard area.

#### Landscaping

All landscaping exists and no new landscaping is proposed or required.

#### Elevations

The plans depict a single story, 21 foot high, industrial building with vertical metal siding. The metal roll-up doors face to the interior of the site and not towards any street.

#### Floor Plans

The plans depict a 4,800 square foot building consisting of an open warehouse area with an office and bathroom.

#### Applicant's Justification

The applicant states the proposed hours of operation will be Monday through Saturday, 8:00 a.m. to 4:00 p.m. A total of 4 employees will be on-site at this location therefore the density including peak period concentrations will be entirely compatible with the NAFB operations. The applicant states that there are no changes to the site, parking, buildings, and outside storage area proposed. Additionally, the applicant has stated that there are similar approved uses in the area as to what they are requesting.

#### Prior Land Use Requests

Application Number	Request	Action	Date
TM-500123-05	Industrial subdivision on 9.6 acres	Approved by PC	April 2005
DR-2185-04	Design review for 25 ware house buildings with outdoor storage yard within an industrial complex on 9.6 acres	Approved by PC	February 2005
UC-0382-03	Use permit for metal products manufacturing	Approved by PC	May 2003
UC-1675-02	Use permit for a batch plant	Approved by BCC	January 2002
WS-1410-02	Waiver of development standards for off-site improvements/paving	Approved by PC	November 2002
TM-500121-02	Tentative map for the Marion Park Industrial Park South	Approved by PC	May 2002
DR-0924-01	Design review for a 410,000 square foot distribution center on 28 acres	Approved by PC	September 2001
ZC-0194-97	Zone change to reclassify 75 acres from R-E and M-D zoning to M-1 zoning for an industrial subdivision	Approved by BCC	April 1997



### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-75, AE-80, APZ-1, & APZ-2)	Manufacturing
East	Business Employment	IL (AE-75 & APZ-1)	Storage facility
West	Business Employment	IL (AE-75, APZ-1, & APZ-2)	Automotive repair/paint/body shop
South	Business Employment	IL (AE-75, APZ-1, & APZ-2)	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

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Special use permits are required in the APZ-1 Overlay District in order to evaluate any impacts the use may have or any interference with Nellis Air Force Base (NAFB) operations. The Airport Environs Overlay District was established to provide for a range of uses compatible with airport accident potential zones (APZ), the handling and transport of live ordnance, noise exposure areas, and to prohibit the development of incompatible uses that are detrimental to the public health, safety, and welfare. The use permit application allows for consideration of several factors, including labor intensity, air pollution, size of establishment and the number of people during peak demand hours. The APZ-1 Overlay District generally permit low occupancy industrial and commercial land uses with a limitation of the number of visitors and employees on the site. Vehicle paint/body would be consistent with these regulations. The applicant states that this business will only have 4 employees and staff finds similar uses have been approved on nearby properties including directly west under UC-19-0051. Therefore, staff recommends approval of the use permit.

#### 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**

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

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: B & H COLLISION, LLC**

**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012**





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101869

ASSESSOR PARCEL #(s): 140-17-612-003

PROPERTY ADDRESS/ CROSS STREETS: 2874 Marco Street

## DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for a proposed vehicle paint/body shop in an APZ-1 airport environs Overlay District

## PROPERTY OWNER INFORMATION

NAME: Neptune Enterprises LLC

ADDRESS: 2874 Marco Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

## APPLICANT INFORMATION (information must match online application)

NAME: B & H Collision, LLC

ADDRESS: 2874 Marco Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: (702) 475-1926

CELL (702) 475-1926

ACCELA REFERENCE CONTACT ID # N/A

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # 191488

\*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.

Jose Verraz  
Property Owner (Signature)\*

JOSIE HERNANDEZ  
Property Owner (Print)

11-3-25  
Date

# D G Consultants

November 21, 2025

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

**Special Use Permit for a proposed vehicle (auto) paint/body shop in an APZ-1 Zone (APN: 140-17-612-003)**

On behalf of B&H Collision, LLC, we are requesting a special use permit for a proposed vehicle (auto) paint/body shop. The subject site is a portion of 0.5 acres, zoned IL (Industrial Light), and located on the north side of Alto Avenue and the east side of Marco Street. The site is part of a larger industrial development located within the Nellis Air Force Base (NAFB) airport environs.

The proposed use requires a special use permit in the APZ-1 zone. The request is entirely consistent and in compliance with several Goals and Policies contained within the Clark County Master Plan.

**Special Use Permits**

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

The proposed use will occupy 4,000 square feet of an existing 4,800 square foot industrial building; therefore, the use will be a small scale operation which will not have any adverse impacts to the NAFB. The building is one story and a maximum of 21 feet in height and all vehicle paint/body repair will occur within the enclosed building. The site is surrounded by industrial uses. No changes are proposed to the site, parking, buildings, and/or outside storage area. The use will have four employees and will have the following hours of operation: Monday through Saturday 8:00 a.m. to 4:00 p.m. Therefore, the people density including peak period concentrations will be entirely compatible with the NAFB operations. The applicant intends to commence the proposed use with the auto body shop and subsequently permit a prefab spray booth. The attached parking analysis confirms all required parking for the industrial complex and proposed use. Finally, similar or identical uses have been previously approved within the immediate area with no known adverse impacts.

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for your consideration.

Sincerely,

