



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

November 13, 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 October 30, 2025. (For possible action)
- IV. Approval of the Agenda for November 13, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

12/02/25 PC

- 1. **PA-25-700045-FB RIVIERA, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)
- 2. **ZC-25-0736-FB RIVIERA, LLC:**
ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)
- 3. **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)

12/03/25 BCC

- 4. **WS-25-0719-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase maximum parking; **2)** allow an attached sidewalk; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor. TS/mh/kh (For possible action).
- 5. **ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:**
ZONE CHANGE to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)
- 6. **ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:**
ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and east of Marion Drive within Sunrise Manor (description on file). MK/jgh (For possible action)

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
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KEVIN SCHILLER, County Manager

7. **VS-25-0738-DUGGANNY HOLDINGS L L C-SERIES II:**
VACATE AND ABANDON a portion of a right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/md/kh (For possible action)
8. **UC-25-0739-DUGGANNY HOLDINGS LLC-SERIES II:**
USE PERMITS for the following: 1) outdoor storage; and 2) truck parking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate parking lot landscaping; 3) allow attached sidewalks; 4) allow an existing pan driveway; and 5) eliminate throat depth.
DESIGN REVIEWS for the following: 1) outdoor storage; 2) truck parking; and 3) all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, and APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor. MK/md/kh (For possible action)

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: December 11, 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

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

October 30, 2025

MINUTES

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

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

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

II. Public Comment: None

III. Approval of October 16, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for October 30, 2025

Moved by: Harry Williams

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

11/04/25 PC

1. 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

Moved by: Earl Barbeau

Action: APPROVED waiver #2; DENIED waivers #1 & #3, Use Permit & Design Review- per staff recommendations

Vote: 3-0/Unanimous

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

11/19/25 BCC

2. **ZC-25-0684-EMA HOLDINGS, LLC SERIES C:**

ZONE CHANGE to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/gc (For possible action)11/19/25 BCC

Moved by: Kevin Williams

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

3. **UC-25-0685-EMA HOLDINGS, LLC SERIES C:**

USE PERMITS for the following: 1) truck parking; and 2) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening; 3) allow a non-decorative fence; 4) modify residential adjacency standards; and 5) waive full off-site improvements.

DESIGN REVIEW for truck parking and an outdoor storage facility on 5.71 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)11/19/25 BCC

Moved by: Harry Williams

Action: Denied per staff recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be November 13, 2025

X. Adjournment
The meeting was adjourned at 7:18pm

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

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700045-FB RIVIERA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres.

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

RELATED INFORMATION:

APN:

140-07-601-014

EXISTING LAND USE PLAN:

SUNRISE MANOR – BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

SUNRISE MANOR – CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3601 Las Vegas Boulevard N.
- Site Acreage: 0.96
- Existing Land Use: Retail building

Applicant's Justification

The applicant states that the request for the Corridor Mixed-Use (CM) land use category is consistent with the historical commercial use of the property and matches the recently approved plan amendment for CM that was approved for the adjacent properties to the north and east within the same shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0463-01	Retail building	Approved by ZA	June 2001
UC-278-85	Shopping center	Approved by PC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG (AE-70 & APZ-2)	Shopping center
South & West	Public Use	PF (AE-70 & APZ-2)	Alexander Villas Park

Related Applications

Application Number	Request
ZC-25-0736	A zone change request to reclassify the site from H-2 to CG zoning 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 .

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 Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

There are a number of commercial uses located along this stretch of Las Vegas Boulevard North. Historically, the site has been used for commercial purposes. Furthermore, the adjacent properties to the north and east which are a part of the same shopping center were recently approved for the Corridor Mixed-Use (CM) land use category. Approval of the subject request would allow for the overall shopping center to have a consistent land use designation. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor. For these

reasons, staff finds the request for the Corridor Mixed-Use (CM) 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 January 7, 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, , and/or the Nevada Revised Statutes.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

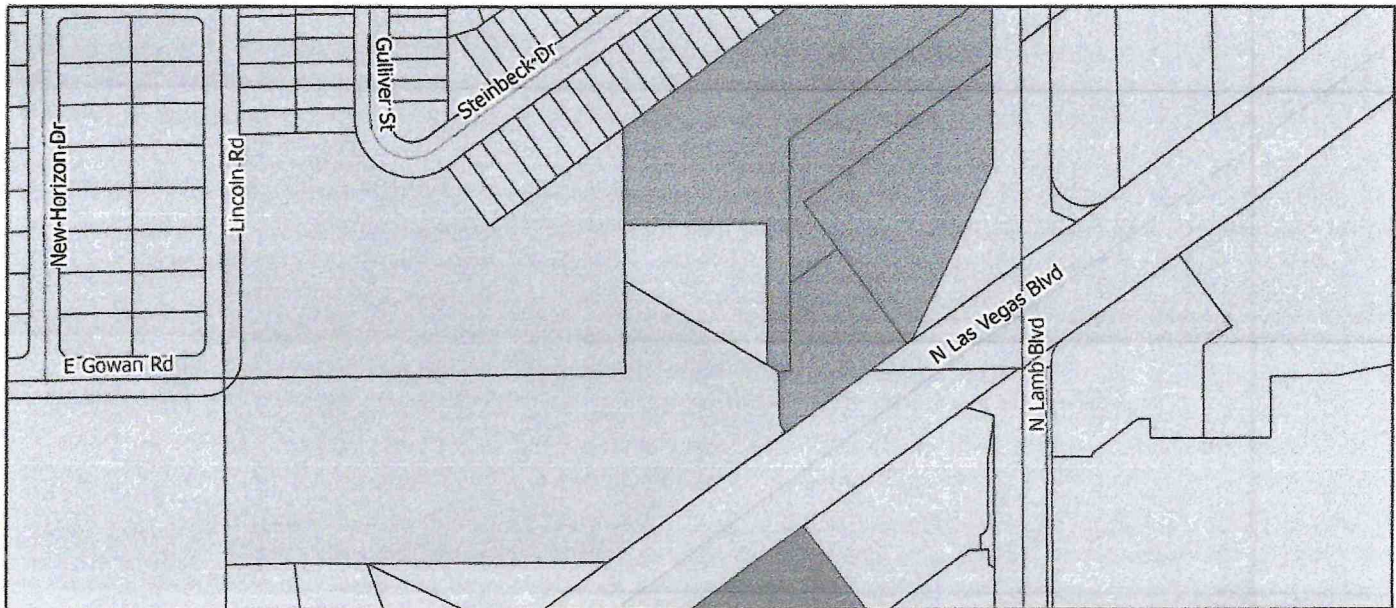
PROTEST:

APPLICANT: FB RIVIERA, LLC

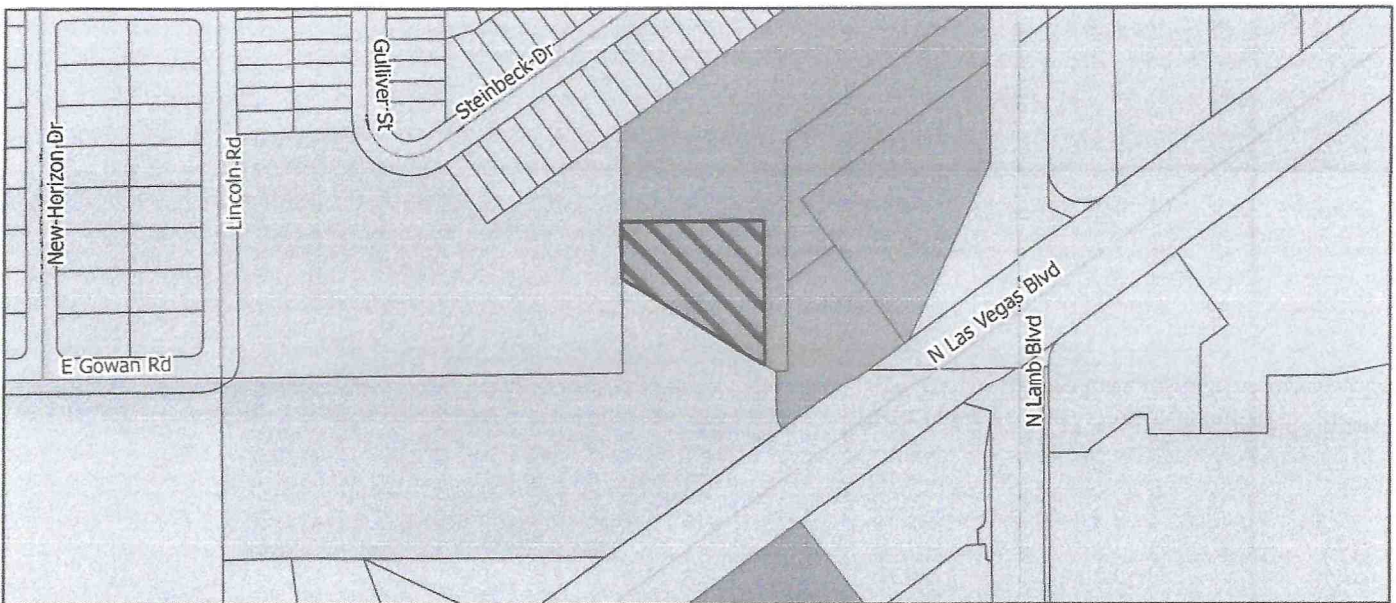
CONTACT: JENICA WESTERMAN, 3016 LANTERN LANE, LAS VEGAS, NV 89107

Planned Land Use Amendment PA-25-700045

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.

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0736-FB RIVIERA, LLC:

ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-07-601-014

PROPOSED LAND USE PLAN:

SUNRISE MANOR – CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3601 Las Vegas Boulevard N.
- Site Acreage: 0.96
- Existing Land Use: Retail building

Applicant's Justification

The applicant states that the existing H-2 zoning on the property is no longer a valid zoning district due to the recent update of Title 30 in January 2024. The request for CG zoning is consistent with the historical commercial use of the property and matches the recently approved zone change for CG zoning that was approved for the adjacent properties to the north and east within the same shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0463-01	Retail building	Approved by ZA	June 2001
UC-278-85	Shopping center	Approved by PC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG (AE-70 & APZ-2)	Shopping center
South & West	Public Use	PF (AE-70 & APZ-2)	Alexander Villas Park

Related Applications

Application Number	Request
PA-25-700045	A plan amendment to redesignate the site from Business Employment (BE) to Corridor Mixed-Use (CM) 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. 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 site itself has been operating with commercial uses for several decades; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Furthermore, the adjacent properties to the north and east which are a part of the same shopping center were recently approved for CG zoning (ZC-25-0430). Approval of the subject request would allow for the overall shopping center to have a consistent zoning category throughout. Additionally, there are a number of CG zoned properties already in existence along this stretch of Las Vegas Boulevard North. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor. 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 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

- 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: FB RIVIERA, LLC

CONTACT: JENICA WESTERMAN, 3016 LANTERN LANE, LAS VEGAS, NV 89107



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101438

ASSESSOR PARCEL #(s): 140-07-601-014

PROPERTY ADDRESS/ CROSS STREETS: 3601 N. Las Vegas Boulevard, Las Vegas, NEvada/ N. Lamb

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone from H-2 to Commercial General is necessary as H-2 is no longer a valid zone under the new Title 30. The use on the property is as a commercial center, business, retail for which Commercial General is appropriate. The current Master Plan land use for the property is Business Employment. However, Business Employment does not allow the Commercial General zone. As a result this is also a request for Amendment from Business Employment to Corridor Mixed Use.

PROPERTY OWNER INFORMATION

NAME: FB Riviera, LLC, a Nevada limited liability company

ADDRESS: 11684 Calle Albara

CITY: El Cajon

STATE: CA

ZIP CODE: 92019

TELEPHONE: 619-277-9755

CELL 619-277-9755

APPLICANT INFORMATION (information must match online application)

NAME: FB Riviera, LLC, a Nevada limited liability company

ADDRESS: 11684 Calle Albara

CITY: El Cajon

STATE: CA

ZIP CODE: 92019

TELEPHONE: 619-277-9755

CELL 619-277-9755

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jenica Westerman

ADDRESS: 3016 Lantern Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89107

PHONE: 702-379-6706

CELL 702-379-6706

ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*

Frank Barka, Managing Member

Property Owner (Print)

09/17/2025

Date

YURCIC, PLLC
3016 Lantern Lane
Las Vegas, Nevada 89107
702-379-6706

September 17, 2025

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741
Las Vegas, Nevada 89155-1741

To whom it my concern:

RE: Justification Letter in Support of Rezone and Master Plan Amendment Application (the "Application") in connection with real property and improvements identified by Clark County Assessor's Parcel Number 140-07-601-014 and located at 3601 N. Las Vegas Boulevard, Las Vegas, Nevada (the "Property").

To whom this may concern:

This law firm represents FB Riviera LLC, a Nevada limited liability company (the "Applicant/Owner") of the Property in connection with the Application. The purpose of this letter is to justify the current zone change request from General Highway Frontage District (H-2) to Commercial General (CG) and land use change request from Business Employment (BE) to Corridor Mixed-Use (CM).

As a result of the adoption of the new Title 30 on January 1, 2024, the Property's current zoning category, General Highway Frontage District (H-2), no longer exists. As a result, Applicant/Owner seeks to rezone the Property to the Commercial General (CG) category to permit general retail, office, professional commercial uses. The Application is being submitted without plans.

However, Commercial General zone is not permitted in the current Business Employment land use designation for the Property in accordance with the Master Plan. As a result, Applicant/Owner also requests a Master Plan Amendment to change the land use designation from Business Employment to Corridor Mixed-Use. This request is consistent with the historically general commercial use of the Property and with the recent Clark County Commission approval of Commercial General zoning and Corridor Mixed-Use land use for the adjacent property sharing the same commercial shopping center located at 3603 N. Las Vegas Boulevard, identified by APN: 140-07-601-012 and owned by T-Bird Plaza, LLC.

Should you have any questions, you may reach me via the contact information set forth above.

Sincerely,

Jenica Yurcic Westerman, Esq.

Cc via email: Frank Barka

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

161-06-612-045

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing carport to 2 feet where 20 feet is the minimum required per Section 30.02.06B (a 90% reduction).
b. Eliminate the side interior setback for an existing carport where 5 feet is the minimum required per Section 30.02.06B.
c. Eliminate the rear setback for an existing shade structure where 5 feet is the minimum required per Section 30.02.06B.
2. Reduce the building separation between the carport and the principle dwelling to 6 inches where 6 feet is the minimum required per Section 30.02.06B (a 92% reduction).
3. Increase the hardscape area within the front and side yards to 71% where 60% is the maximum allowed per Section 30.04.01(D) (an 18% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1514 Miner Way
- Site Acreage: 0.14
- Project Type: Accessory structures
- Building Height (feet): 10 (existing carport)/10 feet, 3 inches (existing patio cover)/7 (existing shade structure)
- Square Feet: 288 (existing carport)/540 (existing patio cover)/130 (existing shade structure)

Site Plan

The site plan depicts an existing single-family residence with access from Miner Way to the west. Within the front yard there is an existing carport that is set back 2 feet from the front (west) property line and zero feet from the interior side (north) property line. This carport and existing residence have a separation distance of 6 inches. Since the carport does not meet the required setback and separation distance requirements per Title 30, waivers of development standards are requested by the applicant.

Within the rear yard, there is an existing patio cover attached to the existing residence and is set back 10 feet, 2 inches from the rear (east) property line, and 15 feet, 3 inches from the interior side (north) property line, and 14 feet, 7 inches from the interior side (south) property line.

The site plan also shows an existing shade structure on the northeast portion of the existing patio cover. Photographs show that there are attached metal poles which supports the blue shade fabric and extends east toward the existing rear wall. The applicant is requesting to eliminate the rear setback for this shade structure where 5 feet is the minimum required per Title 30.

Lastly, the site presents a total of 720 square feet of hardscape area within the front and side yards. The hardscape consists of concrete. The applicant is requesting to allow the existing hardscape to remain at 71% where 60% is the maximum allowed per Title 30.

Landscaping

No new landscaping is proposed with this request.

Floor Plan & Elevations

The existing residence has an overall area of 1,760 square feet. The photos show a 10 foot high carport with an overall area of 288 square feet and is constructed of dark metal post with a green fabric shade cover. The provided photos also show a 10 foot, 3 inch high attached patio cover consisting of an overall area of 540 square feet and is constructed of metal with a beige fabric shade cover. The photos also show a 7 foot high shade structure with an overall area of 130 square feet and is constructed with dark metal post and a blue fabric shade cover.

Applicant's Justification

The applicant states that the primary purpose of the carport is to protect their vehicle from adverse weather conditions such as heavy rain, winds, and sun exposure. Per the applicant, the carport frees up on-street parking, thereby reducing congestion and improving the overall safety and accessibility of the neighborhood. In the rear yard, the patio cover protects the applicant's family members from the excessive sun exposure during the summer months. Given the geographical location and the unpredictable weather patterns, it has become essential to have a covered space to ensure the longevity and maintenance of the applicant's vehicle and rear yard. The application also states that sustainable materials were used. Lastly, the construction materials and design have been chosen to blend harmoniously with the existing architecture of the neighborhood, ensuring that it does not detract from the aesthetic appeal of the area.

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)	RS5.2	Single-family residential
East	Neighborhood Commercial	CG	Shopping Center

Clark County Public Response Office (CCPRO)

CE25-01972 is an active violation for zoning violations (setbacks) and building accessory structures (carport) without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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, #1b, & #2

The purpose of building separation and setback requirements is to ensure structures are spaced accordingly, to reduce the visual burden and other negative impacts that come from an over-clustering of structures on a single site. The existing structures are not architecturally compatible with the existing residence. Staff finds that these requests are a self-imposed burden. Also, it is not consistent with the surrounding neighborhood. Therefore, staff cannot support these requests.

Waiver of Development Standards #1c

Staff typically does not support setback reduction requests. However, since the proposed shade structure is entirely within the rear yard, and adjacent to a commercial zoned property to the east and is buffered by substantial existing landscaping, staff can support this request.

Waiver of Development Standards #3

Code limits hardscape within the 60% to minimize the heat island effect and storm water runoff. The addition of any landscaping would help the property come closer to the intent of Title 30 and the goals of the Master Plan. Staff understands that concrete may allow for some water percolation. However, the heat island effect is still prevalent in hard surfaces. For these reasons, staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1c; denial of waivers of development standards #1a, #1b, #2, and #3.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUBEN CISNEROS, 1514 MINER WAY, LAS VEGAS, NV 89104

CONTACT: RUBEN CISNEROS, 1514 MINER WAY, LAS VEGAS, NV 89104

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0719-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone.

Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor. TS/mh/kh (For possible action).

RELATED INFORMATION:

APN:

162-01-112-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase parking to 22 spaces where a maximum of 16 spaces is permitted per Section 30.04.04D (a 38% increase).
2. Allow an attached sidewalk along Atlantic Street to remain where a detached sidewalk is required per Section 30.04.08C.
3.
 - a. Reduce the approach distance for a driveway along Atlantic Street to 114 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).
 - b. Reduce the driveway throat depth along Atlantic Street to 16 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.88
- Project Type: Gas station & retail building
- Number of Stories: 1
- Building Height (feet): 18 (fuel canopy)/25 (retail building)
- Square Feet: 3,780 (fuel canopy)/4,730 (retail building)
- Parking Required/Provided: 14/22
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed gas station and retail building located on the southeast corner of Charleston Boulevard and Atlantic Street. The site is accessed via a 40 foot wide driveway along Atlantic Street, which has an approach distance of 114 feet from the intersection with Charleston Boulevard where 150 feet is required, necessitating a waiver of development standards. Additionally, the driveway features a 16 foot ingress throat depth and an 18 foot egress throat depth where 25 feet is required, requiring a waiver of development standards. The fuel canopy is centrally located on the site, featuring the following setbacks: 92 feet from the north property line; 86 feet from the south property line; and 63 feet from the west property line. A total of 4 gas pumps are provided, which will accommodate a maximum of 8 vehicles at a time.

The retail building is located along the east side of the site, set back 16 feet from the east property line. Parking is provided on the north, west, and south sides of the retail building, with 22 parking spaces provided where 14 parking spaces are required and a maximum of 16 parking spaces are permitted, requiring a waiver for increased parking. A loading space is located along the south property line, with a trash enclosure located west of the loading space. A pedestrian walkway leads from the sidewalk along Charleston Boulevard through the northern parking spaces to the retail building entrance. Cross access is provided to the adjacent parcels with drive aisles ranging from 24 feet to 33 feet in width.

Landscaping

The plans depict 5 foot wide attached sidewalks and street landscaping along Charleston Boulevard to the north and Atlantic Street to the west. The landscape area along Charleston Boulevard ranges from 20 feet to 38 feet behind an existing attached sidewalk, while the landscape area along Atlantic Street ranges from 14 feet to 15 feet behind a proposed attached sidewalk. Both street landscape areas consist of large trees, shrubs, and groundcover. The parking area landscaping consists of landscape islands with medium trees, shrubs, and groundcover.

Elevations

The plans depict a 25 foot high retail building consisting of metal and fiber cement panels on the facade. The roofline is flat and variable, ranging from 21 feet to 25 feet in height. The building features aluminum storefront doors and windows, a shade canopy over the entrance, and other architectural enhancements. The building will feature black, white, and brown coloration. The fuel canopy is 18 feet high at its peak, featuring an aluminum composite canopy and black painted support beams.

Floor Plans

The plans depict a retail store with a sales counter, food preparation area, seating area, merchandise area, cooler vault, beer cave, utility room, freezer, cooler, backroom, and restrooms.

Applicant's Justification

The applicant states the proposed retail store brand (7-11) historically requires more parking than is required by Title 30. The area is autocentric, so the amount of parking provided is necessary for optimal operation of the retail store and is compatible with the area. The attached sidewalk along Atlantic Street is proposed to remain, as it is compatible with the street design of the area.

The reduced approach distance will be mitigated by the minimal traffic on Atlantic Street, as well as the other driveway access points to the shopping center that is adjacent to the site. The proposed throat depth reduction will not impact the site access due to the low traffic volume on Atlantic Street and the other access points to the adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0653-13	Design review for a retail store - expired	Approved by PC	November 2013
DR-0230-12	Design review for a retail building in conjunction with an existing shopping center (APN 162-01-112-002)	Approved by PC	July 2012
TM-500093-11	Tentative map for a commercial subdivision	Approved by PC	February 2012
WS-1155-08	Waivers for off-site improvements and roof signs with a design review for restaurants in conjunction with a shopping center - expired	Approved by PC	February 2009
DR-0179-08	Design review for a shopping center - expired	Approved by PC	May 2008
ZC-1078-00	Zone district name change from C-C to C-2	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Retail, warehouse, vehicle maintenance, & outdoor storage
South & East	Entertainment Mixed-Use	CG	Shopping center
West	Entertainment Mixed-Use	CG	Undeveloped, parking lot, & vehicle maintenance

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the request to increase parking will not have adverse effects on other properties in the vicinity or the public rights-of-way. The additional parking spaces feature landscaping in accordance with Title 30 standards, and are designed to allow safe and convenient access to the retail store. 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.

Staff finds that the site is generally well designed, allowing vehicles and pedestrians to safely maneuver within the site. The proposed landscaping meets Title 30 standards and will enhance the area while providing adequate shading along the sidewalks and within the parking area. The fuel canopy is consistent with others in the area, and is desirable in appearance. The retail building provides several architectural enhancements and a modern aesthetic that will complement development in the surrounding area. For these reasons, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to allow an existing attached sidewalk to remain along Atlantic Street. The site is new construction; therefore, there is no reason a detached sidewalk cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3a

Staff has no objection to the reduction in approach distance for the Atlantic Street commercial driveway as the applicant placed the driveway so that it allows separation for not only the intersection, but the existing driveway to the south.

Waiver of Development Standards #3b

Staff has no objection to the reduction in throat depth for the Atlantic Street commercial driveway. Although the throat depth does not comply with the minimum standard, staff finds that the reduction will still allow vehicles to safely exit the right-of-way to gain access to the site.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101149

ASSESSOR PARCEL #(s): 162-01-112-006

PROPERTY ADDRESS/ CROSS STREETS: CHARLESTON BOULEVARD AND ATLANTIC STREET

DETAILED SUMMARY PROJECT DESCRIPTION

COMMERCIAL USES. A GAS STATION AND CONVENIENCE (RETAIL) CONVENIENCE STORE ON A SECTION LINE AND NONE SECTION LINE STREET WITHIN A PORTION OF AN EXISTING COMMERCIAL CENTER

PROPERTY OWNER INFORMATION

NAME: SEINA 76 HOLDINGS LP & SEINA 77 HOLDINGS LP (MITCH OGRON)

ADDRESS: 10655 PARK RUN DRIVE SUITE 160

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-226-3955

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: MITCH OGRON

ADDRESS: 10655 PARK RUN DRIVE, STE 160

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-226-3955

CELL 702-596-5611

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE A. OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

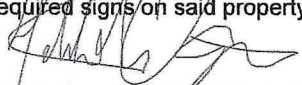
TELEPHONE: 702-598-1429

CELL 702-561-7070

ACCELA REFERENCE CONTACT ID # 173835

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

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


Property Owner (Signature)*

MITCH OGRON

Property Owner (Print)

JULY 23, 2025

Date

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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

August 30, 2025

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

RE: Seina 76 & 77 Holdings Limited Partnership ETAL – APR-25-101149
Justification Letter: - Revision -2 (Gas Station & Convenience (Retail) Store)
Waivers of Development Standards: Allow attached sidewalks and alternative driveway geometrics.
Design Review: Gas Station & Convenience (Retail) Store
Assessors' Parcel Numbers: 162-01-112-006

To Whom It May Concern

On behalf of our Client, Seina 76 & 77 Holdings Limited Partnership ETAL., we respectfully submit this application package for a gas station and a retail (convenience) store. The parcel is a total of 1.88 acres, is zoned CG (Commercial General) and designate EM (Entertainment Mixed-Use) in the Master Plan. The site is located within the Sunrise Manor Planning Area and is in an Opportunity Zone. The parcel is undeveloped and is within an existing shopping center with developed and undeveloped parcels including a Lowes, a Dollar Store and other commercial buildings and uses. The acreage for this portion the subdivision is 4.73 acres.

The area is in Community District (CD) 2 which is developed and surrounded with both residential and commercial uses in Clark County and the City of Las Vegas. The areas in the City of Las Vegas are located along portions of the north and northwest, across Charleston Boulevard and south and southwest across Atlantic Street and Fremont Street and consist of commercial uses, single family, and multi-family residential developed and undeveloped parcels. The County areas are located along portions of the north across Charleston Boulevard and along the south and southeast along Fremont Street consisting of commercial uses, single family, and a multi-family development.

Project Description:

Access to the site is from shared driveways along Charleston Boulevard, which is an NDOT right-of-way. Two access driveways from Atlantic Street, on the western boundary of the site. The northern driveway is proposed and is direct access to the site and the second to the south is a shared driveway with portions of the existing complex. Since the parcel is located within an existing commercial center portions of which are developed there are shared drive aisles and cross access, and ingress egress driveways throughout the site.

The proposed gas station and retail (convenience) store is 4,730 square feet. Site specific parking for the proposed gas station and (retail) convenience store is 19 spaces. A total of 22 spaces are provided for the site within the 15% increase in parking allowed for the site per Code. However, per the comments provided by the Planner reviewing the application a total of 37 combined parking spaces are stated for the subject site and the adjacent existing development to the east (Dollar Store) which is part of the four (4) lot subdivision. One (1) handicap accessible space and one bike rack with five (5) bicycle spaces are provided. The trash enclosure provided is located on the south side of the building and is screened, buffered by landscaping. The loading area is located south of the building and adjacent to the trash enclosure. The design of the project complies with required Sustainability Provisions.

Landscaping:

A minimum 18 feet 11 inches wide landscaping area is proposed adjacent to an existing attached sidewalk along Charleston Boulevard on the north property line. A minimum 14 foot 3 inch wide landscape area with an existing attached sidewalk is depicted along Atlantic Street on the west property line. A minimum landscape area ranging from 5 feet to a more than 16 foot 10 inches is depicted adjacent to an existing drive aisle along the southern property line. A three (3) foot wide setback with landscape (rockscape) area is shown along the eastern boundary of the parcel.

Elevations:

The retail (convenience) building is up to 24 feet 8 inches high to the top of the parapets. The canopy is up to 17.5 feet high. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include, painted metal awnings and strips, doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors. The architectural design features, fenestrations and articulations are to the 7-11 specific brand. The canopy is metal and consists of the same color palette as the building. Details of the materials are provided on the elevation plans.

Floor Plans:

The 4,730 square foot floor area of the store is divided into retail areas, a restaurant area, coolers, storage and bathrooms, and office that is typical for the 7-11 brand.

Signage is not a part of this application.

The following are the required applications for the project.

Waivers of Development Standards:

- 1. Allow attached and maintain the existing attached sidewalks along the street frontage. (Atlantic Street).**

Justification:

The Waiver request is necessary to allow and maintain the existing attached sidewalks along Atlantic Street. All other streets in this area have existing sidewalks that are attached. Atlantic Street is a short County street segment in this area and is already improved with an attached sidewalk changing the design will not be compatible with the street design in this area. Charleston Boulevard, which is an NDOT right-of-way was recently improved along this segment, and the sidewalk remains attached. Additionally, this project is an infill development within an existing shopping center, therefore maintaining the existing street design standards while developing a remnant parcel is appropriate and compatible with the development standards in the area.

2. Reduce the approach distance on Atlantic Street to the intersection (Charleston Boulevard) to 114 feet 8 inches where an approach distance of 150 feet is required.

Justification:

The location of this driveway will not impact the intersection. There is minimal traffic on Atlantic Street, and the location of the driveway is farther south of the intersection and, therefore, will not impact the intersection. Additionally, there are more than six driveway access points to the overall commercial center which distributes vehicular traffic, from various directions to ingress and egress the site. Additionally, the existing drive aisles within the site also reduce impact the driveways distribute vehicles within the site and allow customers to access and leave the site and other sites in various ways to get to the adjacent rights-of-way.

3. Reduce the throat depths at the proposed driveway on Atlantic Street to 18 feet (northern portion and 16 feet where a minimum of 25 feet is required.

Justification:

The site plan is revised, and the length of the throat depth increases and the conflict with the fuel pumps is eliminated. The request is a 28% reduction with a 16 foot of throat depth provided on the southern portion (ingress); with 18 feet provided on the northern driveway which is a 36% reduction. Despite this non-conformance, there are no conflicts within 25 feet from the start of the throat depths. The driveway opens up to gas pumps that are at least 78 feet from a parked vehicle at a gas pump. This is typical of many existing driveways that open up toward gas pumps. No significant traffic operation and circulation concerns are anticipated as this 1.88-acre site provides over 50 feet of drivable area around the gas canopy as well as offering four (4) pathway options of ingress & egress. The request will not impact access to the site because of the low traffic volumes of Atlantic Street. Additionally, there are more than six driveway access points to the overall commercial center which distributes vehicular traffic, from various directions to ingress and egress the site. The existing drive aisles within the site also reduce impact to the driveways because vehicular traffic is distributed within the site and allow customers to access and leave the site and other developments in the center in various ways to get to the adjacent rights-of-way.

Design Reviews:

A gas station and retail (convenience) store.

Justification:

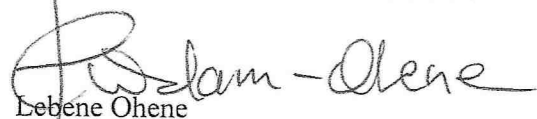
The proposed gas station and convenience store is a community serving use with customers drawn from the immediate area. This is an infill development proposed within an existing shopping center which has developed and undeveloped parcels and is an addition development that will support the center and ensure its vitality. Undeveloped parcels in this general area may attract the homeless to the parcels and negatively impact the commercial viability of the center as well as quality of life residents in the area. This proposed development will enhance and improve commercial center and the immediate area.

We appreciate your review of this application and look forward to your positive review and recommendation of the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:

ZONE CHANGE to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-19-702-019

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1830 N. Gateway Road
- Site Acreage: 1.06
- Existing Land Use: Single-family residential

Applicant's Justification

The applicant is requesting a zone change to an RS20 (Residential Single-Family 20) Zone. The 1.06 acre site is developed with an existing single-family residence and accessory structures near the rear portion of the property. According to the applicant, they would like to convert the zoning on the property to allow for large livestock. They want to eventually have a few horses, ponies and chickens at the property. The daughter is in Escaramuza, an all-female traditional Mexican equestrian sport that involves riding performances.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Compact single-family subdivision

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Residential mobile home park

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 that the surrounding neighborhood contains higher densities of single-family residences to the east, west, and south of the subject site. Along Tonopah Avenue, there is also an existing multi-family development up to 32 dwelling units per area farther to the east; and directly to north, there is an existing 1 acre single-family residence in an RS5.2 zoning district.

Staff is ultimately unable to support the request due to concerns that the lower intensity zoning district of RS20 (Residential Single-Family 20) which would allow agricultural livestock and create undue impacts such as odor on the existing suburban developments which basically surrounds this site. Furthermore, the request does not comply with Policy 1.4.4 of the Master Plan which encourages development and/or uses in established neighborhoods to be compatible with the scale and intensity of the surrounding area. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

If approved:

- No comment

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DULSE ASTORGA-LOPEZ

CONTACT: DULSE ASTORGA-LOPEZ, 1830 N. GATEWAY ROAD, LAS VEGAS, NV
89115

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101507

ASSESSOR PARCEL #(s): 140-19-702-019

PROPERTY ADDRESS/ CROSS STREETS: 1830 N Gateway Rd Las Vegas NV 89115 Gateway Rd & Tonopha Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Change zone from RS5.2 to RS20

I am submitting this application with "No Plans"

PROPERTY OWNER INFORMATION

NAME: DULSE ASTORGA-LOPEZ

ADDRESS: 1830 N GATEWAY RD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89115

TELEPHONE: (702) 612-2980 CELL

APPLICANT INFORMATION (information must match online application)

NAME: DULSE ASTORGA-LOPEZ

ADDRESS: 1830 N GATEWAY RD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89115

TELEPHONE: (702) 612-2980 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DULSE ASTORGA-LOPEZ

ADDRESS: 1830 N GATEWAY RD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89115

TELEPHONE: (702) 612-2980 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.

Dulse Astorga-Lopez
Property Owner (Signature)*

Dulse Astorga-Lopez
Property Owner (Print)

9/30/2025
Date

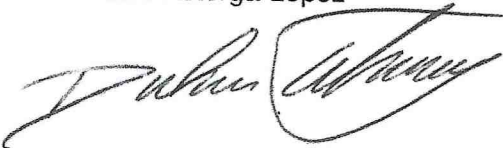
To whom it may concern

September 30, 2025

We would like to convert the zoning on our home to allow large livestock. We want to be able to have four horses, two ponies and four chickens, one roster in our home. Our daughters are in an escaramuza, an all-female traditional Mexican equestrian sport that involves horseback riding performances. We want to be able to adopt horses and accommodate them without having any zoning problems. Our property is a large size to practice the sport and plenty of space for our animals to exercise. We hope that it becomes possible to become a horse property with the RS20 zoning request. This sport and particularly spending time with horses has kept our daughters motivated in school and out of trouble.

Thank you,

Dulce Astorga-Lopez

A handwritten signature in black ink, appearing to read 'Dulce Astorga-Lopez', with a large, stylized flourish at the end.

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:

ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay.

Generally located north of Carey Avenue and east of Marion Drive within Sunrise Manor (description on file). MK/jgh (For possible action)

RELATED INFORMATION:

APN:

140-17-801-003; 140-17-801-005; 140-17-801-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4700 E. Carey Avenue & 2530 Marion Drive
- Site Acreage: 6.26
- Existing Land Use: Undeveloped

Applicant's Justification

The current owner is a utility contracting company that utilizes the 3 parcels for various existing functions including the following: office building, vehicle wash bay, fuel island, and outdoor storage. The proposed zone change would facilitate the intended use of the property for outdoor storage surrounded by a 9 foot screened security fence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70 & APZ-2)	Outdoor storage & manufacturing
South	Business Employment	IP (AE-65 & APZ-2)	Undeveloped
East	Business Employment	IP & IL (AE-65, AE-70 & APZ-2)	Outdoor storage & manufacturing

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	RS5.2 (AE-65, AE-70 & APZ-2)	Manufactured home park

Related Applications

Application Number	Request
UC-25-0739	A use permit for a fence, sidewalk, and landscape improvements including the addition of a new pre-engineered metal building for use as storage and vehicle maintenance is a companion item on this agenda.
VS-25-0738	A vacation of easements associated with the 3 parcels mentioned in this application 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 the existing industrial uses which are aligned with the Master Plan. In addition, this area of Sunrise Manor has a plethora of industrial uses ranging from large scale industrial parks which can be seen east of the site and to light industrial uses which are present to the north, and east of the site. Staff doesn't anticipate there to be any impact on the residential development west of the site. 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 for the Industrial Light Zone is an appropriate request for this location.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- 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 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANDREW HANSEN

CONTACT: ANDREW HANSEN, 3579 RED ROCK STREET, LAS VEGAS, NV 89103

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0738-DUGGANNY HOLDINGS, LLC-SERIES II:

VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/md/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-801-003; 140-17-801-005; 140-17-801-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Marion Drive. The vacation of right-of-way is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-199-91	Design review for an office/warehouse building	Approved by PC	December 1991
VC-783-91	Variance to waive paved driveway and permit the installation of a 6 foot high chain-link fence at the front property line	Approved by PC	December 1991
ZC-98-81	Reclassified APNs 140-17-801-005 and 140-17-801-007 to an IP zoning district	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70 & APZ-2)	Contractor's office
South	Business Employment	IP (AE-65 & APZ-2)	Undeveloped
East	Business Employment	IP & IL (AE-65, AE-70, & APZ-2)	Warehouse buildings & outdoor storage
West	Business Employment	RS5.2 (AE-65, AE-70, & APZ-2)	Manufactured home park

Related Applications

Application Number	Request
ZC-25-0737	A zone change from IP to IL is a companion item on this agenda.
UC-25-0739	A use permit for truck parking and outdoor storage with waivers of development standards and design reviews 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;
- Right-of-way dedication to include a 40 foot property line radius on the southwest portion of the site;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANDREW HANSEN

CONTACT: ANDREW HANSEN, 3579 RED ROCK STREET, LAS VEGAS, NV 89103

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0739-DUGGANNY HOLDINGS, LLC-SERIES II:

USE PERMITS for the following: 1) outdoor storage; and 2) truck parking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate parking lot landscaping; 3) allow attached sidewalks; 4) allow an existing pan driveway; and 5) eliminate throat depth.

DESIGN REVIEWS for the following: 1) outdoor storage; 2) truck parking; and 3) all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay.

Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor.
MK/md/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-801-003; 140-17-801-005; 140-17-801-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 28 parking spaces where a maximum of 23 parking spaces are permissible per Section 30.04.04D (a 21.7% increase).
2. Eliminate parking area landscaping where landscaping is required per Section 30.04.01D.
3.
 - a. Allow an existing attached sidewalk to remain along a portion of Marion Drive where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow an existing attached sidewalk to remain along Carey Avenue where a detached sidewalk is required per Section 30.04.08C.
4. Allow an existing pan driveway to remain along Marion Drive where a commercial curb return driveway is required per Section 30.04.08 and Uniform Standard Drawing 222.1.
5. Eliminate throat depth for an existing driveway along Marion Drive where a minimum depth of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2530 Marion Drive
- Site Acreage: 6.26

- Project Type: Outdoor storage & truck parking
- Number of Stories: 1
- Building Height (feet): 20 (existing office/warehouse)/24.5 (proposed storage & vehicle maintenance building)/14 (existing modular office building)/9 (existing ice storage structure)/9.5 feet (existing paint booth)
- Square Feet: 6,250 (existing office/warehouse)/2,260 (existing modular office building)/4,200 (proposed storage & vehicle maintenance building)
- Parking Required/Provided: 30/20
- Sustainability Required/Provided: 7/4

Site Plans

The plans depict a proposed outdoor storage yard and truck parking area located on 6.26 acres at the northeast corner of Marion Drive and Carey Avenue. The outdoor storage yard and truck parking area is located on the south two-thirds of the project site while the existing office/warehouse building, modular office building, and parking lot (truck and employee parking) are located on the north one-third of the site. The site will be secured by a 10 foot high security fence (9 foot high fence with 12 inches of barbed wire) with mesh screening, located behind the required street landscape areas, along Marion Drive and Carey Avenue. An existing trash enclosure and ice storage area are also located within the north portion of the property. A proposed single-story, pre-fabricated metal storage and vehicle maintenance building, and an existing fuel island, enclosed paint booth, unenclosed vehicle wash bay, and several storage containers are also located in the south portion of the property. The fuel island is an accessory use to the site, serving the company's fleet vehicles and is not open to the general public. The proposed building will be utilized for storage of materials and vehicle maintenance. A parking area for fleet/commercial vehicles and outdoor storage is located immediately north of the existing office/warehouse building. A total of 30 parking spaces are provided for the development where 20 parking spaces are provided. A waiver of development standards is required to allow 28 standard parking spaces where a maximum of 23 standard parking spaces are permissible per Title 30. The entirety of the site, including the areas for outdoor storage, will be paved with asphalt. Access to the site is granted via an existing driveway located at the northwest corner of the site, adjacent to Marion Drive. The proposed access gate will be set back 22 feet from the west property line and will remain open during business hours. Waivers of Development Standards are requested to allow the existing commercial pan driveway to remain along Marion Drive, in addition to reducing the throat depth of the driveway. A second point of access to the site is provided through a proposed driveway along Carey Avenue. The proposed access gate will also be set back 21 feet from the south property line and will remain open during business hours. A waiver of development standards is also requested to allow an existing attached sidewalk along the northwest portion of the site adjacent to Marion Drive and to allow an existing attached sidewalk adjacent to Carey Avenue.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side to the detached sidewalk located along the southwest side of the site, along Marion Drive. A 10 foot wide landscape strip is located behind the existing 5 foot wide attached sidewalks at the northwest and south portions of the site, adjacent to Marion Drive and Carey Avenue, respectively. Trees, shrubs, and groundcover are planted within the street landscape

areas. No parking lot landscaping is provided within the interior of the site, necessitating a waiver of development standards request.

Elevations

The plans depict a proposed single-story, pre-fabricated metal storage and vehicle maintenance building with vertical metal siding measuring up to 24.5 feet in height. The existing office/warehouse building measures up to 20 feet in height and is constructed with a metal exterior. The existing modular office building measures 14 feet in height and consists of vertical wood panels. The existing ice storage structure measures up to 9 feet in height, consists of a pitched metal roof, and is enclosed on 3 sides by a CMU block exterior. The paint booth measures 9.5 feet in height (15 feet in height to the top of the exhaust vent) and is fully enclosed,

Floor Plans

The proposed metal storage and vehicle maintenance building measures 4,200 square feet in area and consists of an open floor plan. Furthermore, there is an existing office/warehouse building and modular office building measuring 6,250 square feet and 2,260 square feet, respectively.

Applicant's Justification

The current owner operates a utility contracting company from the premises utilizing the 3 parcels for various functions including an existing office building, existing vehicle wash bay, existing fuel island, and existing outdoor storage. Use permits are requested for outdoor storage and truck parking for operations of the site. The intent of the use permit for outdoor storage is to keep stacking and storage of materials below the height of the screened fence; however, there may be temporary conditions or materials received on site that require this height to be exceeded. There will be a small number of trucks and trailers on the parcels, with some vehicles meeting the definition of "Commercial Vehicles" per Title 30. A waiver to eliminate parking lot landscaping is requested as the parking lot is generally for private use and screened behind a security fence at the property perimeter. The existing attached sidewalk and pan driveway located at the northwest corner of the site, along Marion Drive, are intended to remain. Furthermore, the existing attached sidewalks along Marion Drive and Carey Avenue are intended to remain in place.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-199-91	Design review for an office/warehouse building	Approved by PC	December 1991
VC-783-91	Variance to waive paved driveway and permit the installation of a 6 foot high chain-link fence at the front property line	Approved by PC	December 1991
ZC-98-81	Reclassified APNs 140-17-801-005 and 140-17-801-007 to an IP zoning district	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70 & APZ-2)	Contractor's office
South	Business Employment	IP (AE-65 & APZ-2)	Undeveloped
East	Business Employment	IP & IL (AE-65, AE-70, & APZ-2)	Warehouse buildings & outdoor storage
West	Business Employment	RS5.2 (AE-65, AE-70, & APZ-2)	Manufactured home park

Related Applications

Application Number	Request
ZC-25-0737	A zone change from IP to IL is a companion item on this agenda.
VS-25-0738	A vacation and abandonment 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

Use Permits

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

Use Permit #1

The perimeter of the proposed outdoor storage yard and truck parking lot is secured by a chain-link fence with mesh screening along Marion Drive and Carey Avenue. Staff does not object to the mesh screening; however, staff is concerned with the stacking of materials and the proximity of the use to Marion Drive, which is designated as collector street. The outdoor storage yard has 950 linear feet of street frontage adjacent to Marion Drive, which experiences a steady volume of vehicular traffic. Furthermore, there is a manufactured home park immediately to the west of the site, across Marion Drive, which may potentially be impacted by the use. Staff recognizes that materials may only be temporarily stacked above the height of the security fence; however, staff cannot support this request based on the aforementioned concerns. Therefore, staff recommends denial.

Use Permit #2 & Design Review #2

Staff has no objection to the request for truck parking on the site, as the site will be secured by a 10foot high security fence with mesh screening along the streets. The truck parking should have

minimal impact on the surrounding land uses; therefore, staff recommends approval of these requests.

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 request to increase the number of standard parking spaces should have a minimal to no impact on the surrounding land uses. However, since parking lot landscaping is not provided within those spaces, staff recommends denial of this request.

Waiver of Development Standards #2

The intent of requiring parking lot landscaping is to provide climate adaptable plant materials that enhance environmental conditions by providing shade and reducing storm water run-off. The absence of parking lot landscaping potentially increases higher surface level temperatures that affect the heat vulnerability index. The requested waiver is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds the request to waive the required landscaping is a self-imposed burden; therefore, recommends denial.

Design Review #1

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

Staff is cognizant of the existing industrial uses to the north and east of the site, which include outdoor storage uses. However, unlike the proposed outdoor storage yard associated with this request, those uses do not front along a collector street or abut a residential use. Due to the totality of the waiver requests, the proximity of the use along an arterial street, and the lack of sustainability points, staff cannot support this request and recommends denial.

Design Review #3

Staff does not have an objection to the proposed metal storage and vehicle maintenance building, contingent upon painting the structure with neutral, earth tone colors. Furthermore, staff does not have an objection to the existing accessory uses which include storage containers, a modular office building, vehicle fuel island, paint booth, and an office/warehouse building as they are

necessary to support the operations of the utility contracting company. Therefore, staff recommends approval of this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to allow an existing attached sidewalk in place of a detached sidewalk for Carey Avenue and Marion Drive as both serve as collector streets that accommodates a high volume of traffic. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the redevelopment of the site, there is no reason detached sidewalks cannot be installed.

Waiver of Development Standards #4

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. Furthermore, the site has sufficient area to install a commercial curb return driveway. Therefore, staff cannot support this request.

Waiver of Development Standards #5

Staff finds that the reduced throat depth for the driveway on Marion Drive will result in on street stacking of vehicles. Since Marion Drive is a collector street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Staff Recommendation

Approval of use permit #2 and design reviews #2 and #3; denial of use permit #1, waivers of development standards #4 through #5 and design review #1.

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;
- Storage and vehicle maintenance building to be painted with neutral, earth tone colors;
- 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;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- Right-of-way dedication to include a 40 foot property line radius on the southwest portion of the site;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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 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 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 a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216-2026 to obtain your POC exhibit; to flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANDREW HANSEN

CONTACT: ANDREW HANSEN, 3579 RED ROCK STREET, LAS VEGAS, NV 89103



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 140-17-801-003, 140-17-801-005, 140-17-801-007

PROPERTY ADDRESS/ CROSS STREETS: Marion Drive and Carey Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Zoning

Rezoning of 3 parcels (listed above) from IP to IL.

PROPERTY OWNER INFORMATION

NAME: DUGGANNY HOLDINGS L L C-SERIES II

ADDRESS: 2727 Ashby Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: (702)651-8100

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Andrew Hansen

ADDRESS: 3579 Red Rock St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 702-877-6111

CELL 702-415-7727

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Andrew Hansen

ADDRESS: 3579 Red Rock St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 702-877-6111

CELL 702-415-7727

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)*


Property Owner (Print)


Date



July 11, 2025

Clark County
Department of Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155
(702) 455-4314

RE: Terra Contracting – Shop Building and Site Improvements
2530 Marion Dr.
Las Vegas, NV 89115

Zoning Justification Letter
APN# 140-17-801-003, -005, -007

1. INTRODUCTION

The exhibits included herein are provided to aid Clark County planning staff in evaluating the proposed changes in zoning for the parcels listed above.

The current owner operates a utility contracting company from the premises utilizing the 3 parcels for various functions including an existing office building, exiting vehicle wash bay, existing fuel island, and existing outdoor storage.

It is proposed to rezone these parcels from existing zoning Industrial Park (IP) to new zoning Industrial Light (IL).

2. ZONING REQUESTS

It is proposed to rezone the property from IP zoning to IL (Industrial Light) zoning. Many of the adjacent properties are also zoned IL. The proposed zoning change would facilitate intended use of the property for Outdoor Storage surrounded by a 9' screened security fence.

The principal use of the properties is classified as Outdoor Storage with incidental uses of office, warehouse, and vehicle maintenance and repair which are all for private use by the owner and not for public use. Outdoor Storage is a Conditional Use and a new screened fence is planned to comply with conditions per Title 30.03

Please contact me should further information be required regarding any of the items above.

A handwritten signature in black ink that reads 'Andrew Hansen'.

Andrew Hansen, AIA
Principal Architect