



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 31, 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 July 10, 2025. (For possible action)

IV. Approval of the Agenda for July 31, 2025, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: None

VI. Planning and Zoning

08/05/25 PC

1. **WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)08/05/25 PC

08/06/25 BCC

2. **ZC-25-0431-CABRERA ESWIN:**
ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)08/06/25 BCC
3. **UC-25-0432-CABRERA, ESWIN:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; **2)** modify residential adjacency standards; **3)** waive off-site improvements (curb, gutter, and sidewalks); and **4)** allow residential pan driveways.
DESIGN REVIEW for an outdoor storage facility on 0.54 acres in an IP (Industrial Park) Zone.
Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/06/25 BCC

08/19/25 PC

4. **ET-25-400069 (WS-24-0547)-A & J RENTALS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** allow accessory structures established prior to the primary structure; **2)** allow a non-decorative fence; and **3)** increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/tpd/cv (For possible action)08/19/25 PC
5. **UC-25-0500-SUNNY PROPERTIES, INC.:**
USE PERMIT to allow vehicle maintenance and repair in conjunction with an existing warehouse complex on a portion of 2.28 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located north of Cecile Avenue and east of Marco Street within Sunrise Manor. MK/jud/cv (For possible action)08/19/25 PC

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KEVIN SCHILLER, County Manager

08/20/25 BCC

6. **VS-25-0494-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:**
VACATE AND ABANDON a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor (description on file). TS/hw/cv (For possible action)08/20/25
7. **UC-25-0495-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:**
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; and **3)** modified residential adjacency standards.
DESIGN REVIEW for a proposed multi-family residential development on 3.83 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Vegas Valley Drive within Sunrise Manor. TS/hw/cv (For possible action)08/20/25 BCC
8. **ZC-25-0400-FOUNDATION CHRISTIAN CENTER:**
ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action)
9. **WS-25-0401-FOUNDATION CHRISTIAN CENTER:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor. MK/dd/cv (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: August 14, 2025.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

July 10, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-EXCUSED	Stephanie Jordan –EXCUSED Kevin Williams-PRESENT Brady Bernhart- Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
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 the June 12, 2025 Minutes

Moved by: Earl Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for July 10, 2025

Moved by: Earl Barbeau

Action: Approved with Items 1, 14 & 15 Being Held

Vote: 3-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

07/15/25 PC

1. **WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action) 07/15/25 PC

HELD PER APPLICANTS REQUEST

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

07/16/25 BCC

2. **WC-25-400060 (ZC-23-0309)-SOUTH NELLIS PSH, LLC:**
WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wrought iron fence on the east boundary in conjunction with a multi-family residential development on 1.53 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Nellis Boulevard and south of Charleston Boulevard within Sunrise Manor. TS/rr/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
3. **WS-25-0397-ROMERO SUGEY & MARTINEZ CELESTINO:**
WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Welter Avenue and west of Louise Street within Sunrise Manor. TS/rp/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
4. **WS-25-0404-W S B INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate pedestrian walkways; and **3)** allow existing driveways to remain.
DESIGN REVIEW for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved Design Review & Waivers #1 & #2. DENIED Waiver #3
Vote: 3-0/Unanimous
5. **ZC-24-0585-RENTERIA, IDALIA P.:**
ZONE CHANGE to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor (description on file). MK/rk (For possible action) 07/16/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
6. **UC-25-0399-RENTERIA, IDALIA P.:**
USE PERMIT for large livestock.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce principal structure setbacks; **2)** reduce accessory structure setbacks; and **3)** eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor. MK/dd/cv (For possible action) 07/16/25 BCC
Moved by: Mr. Barbeau
Action: Approved the Use Permit & Waivers 1A, 2 & 3. DENIED Waiver 1B
Vote: 3-0/Unanimous
7. **ZC-25-0400-FOUNDATION CHRISTIAN CENTER:**
ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action) 07/16/25 BCC
HELD TO THE JULY 31, 2025 MEETING
8. **WS-25-0401-FOUNDATION CHRISTIAN CENTER:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor. MK/dd/cv (For possible action) 07/16/25 BCC
HELD TO THE JULY 31, 2025 MEETING

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

08/05/25 PC

9. **PA-25-700028-T-BIRD PLAZA, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action) 08/05/25 PC
Moved by: Mr. Kevin Williams
Action: Adopted per staff recommendations
Vote: 3-0/Unanimous
10. **ZC-25-0430-T-BIRD PLAZA, LLC:**
ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action) 08/05/25 PC
Moved by: Mr. Kevin Williams
Action: Adopted per staff recommendations
Vote: 3-0/Unanimous
11. **WS-25-0436-RODRIGUEZ MA DE JESUS TORRES & CISNEROS ALONDRA ESMERALDA & SERGIO GERBERT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between existing accessory structures; 2) reduce setbacks; and 3) increase the height of the front wall in conjunction with an existing single-family residence on 0.82 acres in an RS20 (Single-Family Residence RS20) Zone. Generally located west of Sherwin Lane and north of Owens Avenue within Sunrise Manor. TS/nai/kh (For possible action) 08/05/25 PC
Moved by: Ms. Cosgrove
Action: Approved Waivers 1A-D, Denied Waivers 2 & 3
Vote: 3-0/Unanimous
- 08/06/25 BCC
12. **ET-25-400070 (UC-23-0281)-LAKE MEAD CAPITAL MANAGEMENT, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.
DESIGN REVIEWS for the following: 1) commercial center; and 2) finished grade on 4.3 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/rk/kh (For possible action) 08/06/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
13. **UC-25-0457-OI-LINDBROOK BETTY, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive off-site improvements (sidewalks); and 3) alternative driveway geometrics.
DESIGN REVIEW for an outdoor storage and display facility with an accessory warehouse on 4.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Betty Lane and south of Alto Avenue within Sunrise Manor. MK/mh/kh (For possible action) 08/06/25 BCC
Moved by: Mr. Kevin Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
14. **ZC-25-0431-CABRERA ESWIN:**
ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action) 08/06/25 BCC

HELD PER APPLICANTS REQUEST

BOARD OF COUNTY COMMISSIONERS

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JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

15. **UC-25-0432-CABRERA, ESWIN:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; **2)** modify residential adjacency standards; **3)** waive off-site improvements (curb, gutter, and sidewalks); and **4)** allow residential pan driveways. **DESIGN REVIEW** for an outdoor storage and display facility on 0.54 acres in an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/06/25 BCC

HELD PER APPLICANTS REQUEST

- VII.** General Business: None
- VIII.** Public Comment: A neighbor Al Rojas informed everyone that it is now a violation to live in an Rv/camper on the street and is advising everyone to report it on the Fixit app. Jessica Saxton & Tanawah Downing spoke re: paying public officials to disobey the law is unconstitutional (please see the attached. Phyllis Weaver (a neighbor), was reporting a knocked down light. water
- IX.** Next Meeting Date: The next regular meeting will be July 31, 2025
- X.** Adjournment
The meeting was adjourned at 7:31 pm

BOARD OF COUNTY COMMISSIONERS

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JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone.

Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor.
TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-35-110-047

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 10 feet for a single-family residence where 30 feet is required per Section 30.02.04 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6999 E. Bonanza Road
- Site Acreage: 0.46
- Project Type: Reduced rear setback
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,792

Site Plan

The plan depicts a proposed single-family residence with access provided via Bonanza Road. The residence will be 150 feet from the north property line (front) and 10 feet from the east property line (side interior). Additionally, the residence will be 10 feet from the south property line (rear) and 47 feet from the west property line (side interior). A 12 foot wide driveway is proposed from Bonanza Road to the front face of the proposed residence. Paving is proposed within the front area of the residence to allow for vehicular turnaround. Per Title 30, vehicles can not back onto collector roads, therefore turnaround space is required.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts a 2 story single-family residence with a pitched roof and a light brown stucco exterior. There are 3 roll-up doors and a balcony on the north elevation of the residence. The east side has various windows on the second floor with a door on the first floor. There will be a balcony on the second floor of the south elevation and 2 doors with exterior stairs on the west elevation. The residence will be 30 feet in height at its tallest point.

Floor Plans

The plan depicts a proposed 2 story single-family residence. The first floor will have a 2 car garage, RV garage, and bathroom. The second floor will have a dining room, living room, kitchen, bedroom, bathroom, and 2 balconies. Exterior stairs will be on the west side of the residence that provide exterior access to the second floor.

Applicant's Justification

The applicant states the request is harmonious with the surrounding area and will not have a negative impact on adjacent properties. A reduced rear setback allows for the property to be used more efficiently, with room for future development in the front yard. The proposed residence will not visually impact neighboring properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Place of worship
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residence

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds the request for reduced rear setback to be excessive. There is enough space in the parcel for the dwelling to be constructed and designed in a way that complies with Title 30

standards. One of the justifications for this request is that building this structure closer to rear property line will allow space for future development within the front yard. It seems that the customer is looking to construct another house in the future and convert the currently proposed building to an accessory living quarter. However, in that case a land use application will be required since the structure is proposed at 30 foot high, where the maximum height allowed for an accessory structure is 25 feet. Additionally, an application could have been requested to allow the accessory living quarter prior to a house; however, instead, the applicant has requested for a reduced setback for the structure as the principal building. Staff does not support the request of the setback for a principal structure to be reduced by 66%; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

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 #0223-2025 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: July 15, 2025 – HELD – To 08/05/25 – per Planning Commission for the applicant to return to the Sunrise Manor Town Board.

APPLICANT: DAVID BARKER

CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BOULEVARD,
SUITE 418, LAS VEGAS, NV 89128

DRAFT

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0431-CABRERA ESWIN:

ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

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

RELATED INFORMATION:

APN:

161-07-103-005

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2506 Stratford Avenue
- Site Acreage: 0.54
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for IP zoning is appropriate since properties to the south and west are already zoned IP and the properties to the north and east are planned for Business Employment (BE) uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20	Single-family residential
South	Business Employment	IP	Office/warehouse development & outdoor storage
West	Business Employment	IP	Undeveloped & single-family residential

Related Applications

Application Number	Request
UC-25-0432	A use permit, waivers of development standards, and design review for outdoor storage and display is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The adjacent and abutting properties to the south and west are already zoned IP. Although the adjacent properties to the north and east are zoned RS20, the properties are planned for Business Employment (BE) uses. Additionally, based on aerial photos, it appears the adjacent properties to the north and east are also being used for outdoor storage. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities as the site is near I-11. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Clark County Water Reclamation District (CCWRD)**

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed bumps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ESWIN CABRERA

CONTACT: JPL ENGINEERING INC., 6725 S. EASTERN AVENUE, UNIT 5, LAS VEGAS,
NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-103-005

PROPERTY ADDRESS/ CROSS STREETS: 2506 Stratford Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change to IP for outdoor storage for a
Landscape Company

PROPERTY OWNER INFORMATION

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: NV ZIP CODE: 89104

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: NV ZIP CODE: 89104 REF CONTACT ID # 2000566574

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James Lopez

ADDRESS: 6725 S Eastern Ave #5

CITY: Las Vegas

STATE: NV ZIP CODE: 89119 REF CONTACT ID # JPL Engineering Inc.

TELEPHONE: (702) 898-6269 CELL (702) 355-0163 EMAIL: James@jplengineeringinc.com 125395

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)

Eswin E. Cabrera Jordan
Property Owner (Print)

2/5/2025
Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☒ ZC
OTHER _____

APPLICATION # (s) 20-250431

PC MEETING DATE _____

BCC MEETING DATE 2-6-25

TAB/CAC LOCATION Summer Manor

ACCEPTED BY MH

DATE 5-29-25

FEES 11,200

DATE 7-10-25

April 30, 2025

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

RE: Zone Change to IP from RS20
APR 25-100297
APN: 161-07-103-005
2506 Stratford Ave Las Vegas, NV 89121

Dear Staff:

On behalf of the applicant, Eswin Cabrera, JPL Engineering, Inc. respectfully submit a zone change to IP to outdoor storage for the above referenced 0.54-acre parcel. The property will be used for outdoor equipment storage for a landscape maintenance company, *Top Notch Landscape Maintenance*, owned by the applicant.

Zone Change-

We are requesting a zone change to Industrial Park (IP) form Residential Single Family (RS20) to for outside storage. The property is located within the Sunrise Manor Planning Area with designated Business Employment (BE) Land Use and currently zoned low intensity residential single family (RS20). Refer to the Site exhibit included herein. Equipment storage and vehicular parking is are permitted conditional use with IP zoning.

Adjacent Zoning-

Direction	Parcel	Zoning	Planned Land Plan
West	161-07-110-029	IP	BE
	161-07-110-028		
South	161-07103-015	IP	BE
East	161-07-103-015	RS20	BE
North	161-07-103-022	RS20	BE

Note the following:

- There is no onsite auto, truck or commercial vehicle repair.
- Hours of operation are from 6 am to 3pm from May to September and 8 am to 5 pm October through April.
- There are up to 8 employees seasonally (summer months) of which 5 will access the site on a regular basis.



ENGINEERING•ENVIRONMENTAL•SURVEY
DESIGN•BUILD•CONSTRUCTION

The adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. The Adjacent parcels to the west and to the south are already IP.

For these reasons, we respectfully request Rezone from (RS20) to IP zoning.

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez

JPL Engineering, Inc.

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0432-CABRERA, ESWIN:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) modify residential adjacency standards; 3) waive off-site improvements (curb, gutter, and sidewalks); and 4) allow residential pan driveways.

DESIGN REVIEW for an outdoor storage facility on 0.54 acres in an IP (Industrial Park) Zone.

Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor.
TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-103-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate landscape buffer along the north and east property lines where a 15 foot wide landscape buffer consisting of a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C.
- b. Allow an 8 foot high screened fence along the north and east property lines where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. a. Allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E.
- b. Allow higher activity areas of development (circulation, loading and delivery area) adjacent to a residential district where not permissible per Section 30.04.06C.
3. Waive partial off-site improvements (curb, gutter, and sidewalks) along Stratford Avenue where required per Section 30.04.08C.
4. Allow residential pan driveways where commercial curb return driveways are 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: 2506 Stratford Avenue
- Site Acreage: 0.54
- Project Type: Outdoor storage

- Parking Required/Provided: 3/3
- Sustainability Required/Provided: 7/2

Site Plans

The plans depict an outdoor storage accessed from Stratford Avenue via a pair of two-way driveways. Each driveway has an access gate that is set back 25 feet from the front property line, and both access gates will remain open during business hours. A 3 foot high screen wall with a 3 foot high wrought iron fence on top is proposed along the west side of the site, set back 20 feet from the front property line. An 8 foot high screened chain-link fence is proposed along the side and rear property lines. The rear of the site will be used to store storage containers, each of which will be 320 square feet. The northeast corner of the site will be used as an equipment staging area. Parking is provided along the west property line and meets the requirements of Title 30.

Landscaping

The plans depict a 15 foot wide street landscape area along Stratford Avenue, consisting of large trees and shrubs in compliance with Title 30 standards. The parking area features an additional large tree, meeting the requirements of Title 30.

Elevations

The photos provided depict typical storage containers to be stored on-site, which will be constructed of metal, with the following dimensions: 8 feet wide, 40 feet long, and 8 feet high.

Applicant's Justification

The applicant states the outdoor storage will consist of vehicle parking and storage containers to secure landscape maintenance equipment. Outdoor storage is consistent with the overall development of the area and the small site will minimize the impact of the use. The adjacent properties to the north and east have a planned land use designation of Business Employment, with the expectation that they will eventually be rezoned to IP to match the surrounding properties. Lastly, Stratford Avenue is a non-standard public right-of-way that is only 40 feet in width, so full off-site improvements and commercial curb return driveways are not viable for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20	Single-family residential
South	Business Employment	IP	Office/warehouse development & outdoor storage
West	Business Employment	IP	Undeveloped & single-family residential

Related Applications

Application Number	Request
ZC-25-0431	A zone change to reclassify the site from RS20 to IP 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 Permit

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

Staff finds that outdoor storage is an existing use on many properties in the surrounding area, making the subject site potentially compatible for outdoor storage as a primary use. However, staff is concerned with the lack of buffering and screening along the north and east property lines, which are adjacent to residential properties. The provision of buffering and screening in accordance with Title 30 standards would help mitigate the intensity and impact of the proposed outdoor storage, and the site as proposed may have adverse effects on the adjacent residences. Therefore, staff cannot support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff finds that the Title 30 requirements of a 15 foot wide landscape buffer with a double row of evergreen trees and an 8 foot high decorative screen wall along the north and east property lines would provide critical mitigation and protection for the adjacent residential properties. The northeast corner of the site, which is the closest to the adjacent residences, is proposed to be used for equipment staging. Staff finds that the lack of a screen wall along the north and east property lines will adversely affect these residences, particularly because of the proximity of the equipment staging. The applicant's decision to waive these standards constitutes a self-imposed

hardship that will also negatively impact adjacent property owners. Therefore, staff cannot support these requests.

Design Review

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

Staff finds that the site will feature some improvements, including driveways, pavement, landscaping, and fencing, creating a more desirable appearance while ensuring the site can be safely accessed and maintained. However, staff is concerned that the lack of buffering and screening adjacent to the residential development will have significant adverse effects on the residences to the north and east. The site could feasibly be designed to accommodate the required buffering and screening, which would mitigate the impact of the outdoor storage. Since staff cannot support the waivers of development standards, staff also cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install off-site improvements on Stratford Avenue when there are existing improvements to the north of the site. The site is a vacant parcel located in an area that is changing, and off-site improvements will be imperative with future growth. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

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 commercial curb return driveways. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ESWIN CABRERA

CONTACT: JPL ENGINEERING INC., 6725 S. EASTERN AVENUE, UNIT 5, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-103-005

PROPERTY ADDRESS/ CROSS STREETS: 2506 Stratford Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change to IP for outdoor storage for a
Landscape Company

PROPERTY OWNER INFORMATION

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: Nv ZIP CODE: 89104

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: Nv ZIP CODE: 89104 REF CONTACT ID # 2000566574

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James Lopez

ADDRESS: 6725 S Eastern Ave #5

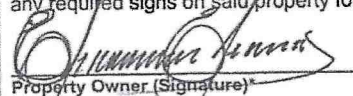
CITY: Las Vegas

STATE: Nv ZIP CODE: 89119 REF CONTACT ID # JPL Engineering Inc.

TELEPHONE: (702) 898-6269 CELL (702) 355-0163 EMAIL: James@jplengineeringinc.com

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

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


Property Owner (Signature)*

Eswin E. Cabrera Jordan
Property Owner (Print)

2/5/2025
Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) UC-WS-0432

PC MEETING DATE _____

BCC MEETING DATE 2-6-25

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY: MH

DATE 5-29-25

FEES \$11,800

DATE 7-10-25

May 19, 2025

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

RE: Design Review and Use Permit with Waiver of Conditions and Development Standards
APR 25-100297
APN: 161-07-103-005
2506 Stratford Ave Las Vegas, NV 89121

Dear Staff:

On behalf of the applicant, Eswin Cabrera, JPL Engineering, Inc. respectfully submits this Site Design Review and Use permit for Outside Storage the above referenced 0.54-acre parcel. The property will be used by a landscape maintenance company, *Top Notch Landscape Maintenance*, owned by the applicant.

Site Design Review-

Outside storage will consist of vehicular parking and storage containers for securing landscape maintenance equipment. There is no onsite auto, truck or commercial vehicle repair. Elevation of the containers are included herein.

A 15' landscape buffer will be provided along the Stratford Street right-of-way. Screening will consist of an 8' high screen fence around the property and 6' high fence on the Stratford ROW (3' CMU with 3' wrought view fence). Bicycle parking is also provided.

Use Permit

- 1) Allow outside storage where indoor primary use is required waiving the condition that use shall be accessory indoor primary use. No structures proposed at this time.

Justification- Outside storage is consistent with the overall development of the area and with such a small site outside storage is a good use.

Waiver of Development Standards

- 1) Reduce buffering and screening along the north and east property lines where an 8 foot high decorative screen wall as required per Section 30.04.02C. Note landscape and buffering along Stratford will be provided per code Section 30.04.02C (15 foot wide landscape area with a approved trees and bushes and appropriate Spacing);

Justification-The adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. The

UC-250732

Adjacent parcels to the west and to the south are zoned IP. 8' Screen fence (chain link with geotextile or slat screening is proposed in lieu of block wall.

- 2) Allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E;

Justification- Fo the same reason as Item 1 above, the adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. The Adjacent parcel to the south is already IP.

- 3) Allow higher-activity areas (circulation; loading and delivery area) adjacent to a residential zone without buffering and screening where required per Section 30.04.06G; and

Justification- Again the adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. Adjacent parcels to the west and to the south are zoned IP.

- 4) Waive partial off-site improvements (curb, gutter, and sidewalk) where required per Section 30.04.08C.

Justification- Stratford is a 40' non-standard ROW. As such a standard roadway section would require vacation of 5' of ROW leaving a half street of 15' section which does meet standard street sections requirements. Similar development in areas has paved to the property line. See TYPICAL STREET SECTION for McLaurine Avenue, located one street to the west.

- 5) Waiver for commercial driveway curb return drive to allow pan driveway.

Justification- As a non standard 40' ROW Stratford standard curb return driveways are not viable because the turn radius only would tie up 80' of frontage. Similar development in areas has forgone curb return driveways. See TYPICAL STREET SECTION for McLaurine Avenue, located one street to the west.

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez

JPL Engineering, Inc.

08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400069 (WS-24-0547)-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor.
TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-34-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND-USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

Floor Plans & Elevations

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

Previous Conditions of Approval

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

Comprehensive Planning

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

Applicant's Justification

The applicant states they are in the process of obtaining plans from their architect for their Design Review and Tentative Map. They are requesting more time while this land use process is underway.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0547	Waivers of development standards for accessory structures in conjunction with a single-family residence	Approved by PC	December 2024
WS-20-0373	Allowed a single-family development to access a collector street; allowed modified driveway standards; design review for increased finished grade and a single-family residential development - expired	Approved by BCC	October 2020

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds the applicant has not worked to satisfy the conditions of approval for the original application (WS-24-0547). There is an active permit (BD24-08309) to construct a CMU wall around the perimeter of the subject parcel. However, no progress has been made on this permit since March 20, 2024. Very little progress has been made to construct a single-family residence on the subject site. The applicant has made no progress with this request since the original approval. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Until December 17, 2025 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 the Connex box and non-decorative fence must be removed by December 17, 2025 per the original condition of approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: A&J RENTALS, LLC

CONTACT: A&J RENTALS, LLC, 202 N. PHYLLIS STREET, LAS VEGAS, NV 89110

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-25-400069

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

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

Date: 7/31/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/19/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

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

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.

08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0500-SUNNY PROPERTIES, INC.:

USE PERMIT to allow vehicle maintenance and repair in conjunction with an existing warehouse complex on a portion of 2.28 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located north of Cecile Avenue and east of Marco Street within Sunrise Manor.
MK/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-17-510-013; 140-17-510-014; 140-17-510-016 through 140-17-510-021 ptn.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4888 Cecile Avenue
- Site Acreage: 2.28 (portion)
- Project Type: Vehicle maintenance and repair
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 3,500
- Parking Required/Provided: 43/60

Site Plans

The plans show a warehouse complex consisting of 4 building pads and outdoor storage internal to the development. Each building has 2 separate tenant spaces with parking lot shown along the east and west sides of the site. The plan depicts a 3,500 square foot vehicle maintenance and repair facility located within the existing office/warehouse complex, more specifically on APN 140-17-510-013 in the southeast quadrant of the site with parking located along the east side of property. A special use permit is required for the proposed use since it is located within the Accidental Potential Zone for Nellis Air Force Base. The site has access from Cecile Avenue to the south.

Landscaping

No changes are proposed to the existing site landscape conditions.

Elevations

The plans depict an existing two-story building consisting of CMU block walls with a flat parapet roof. The building elevations depict 2 roll-up doors and 2 entrances to the office area for each building. The existing roll-up door is located along the east facade of the building, approximately 92 feet from Cecile Avenue and is not visible from the right-of-way. The applicant is providing overhang shade canopy over the pedestrian door access point for the proposed vehicle repair and maintenance use.

Floor Plan

The plan depicts a 3,500 square foot warehouse space consisting of 1,400 square feet of office and ancillary areas between the first and second floors and a 2,100 square foot warehouse area on the first floor where the vehicle work will be completed.

Applicant's Justification

The applicant states the proposed use is consistent with the intensity and character of surrounding land uses, which includes tow truck facilities, body shops, HVAC warehouses, tile distributors, and iron workshops. The proposed use also aligns with the existing industrial nature of the area and does not represent a deviation in use intensity. All work will take place indoors, and no overnight vehicle storage will occur outside the building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1842-04	A use permit to allow a warehouse complex to be located within the airport environs	Approved by BCC	November 2004
VS-1053-02	Vacate and abandon a portion of right-of-way (Lamont Street)	Approved by PC	September 2002
ZC-0598-01	Reclassify 1.25 acres to M-D	Approved by BCC	June 2001
ZC-0194-97	Reclassify 74.9 acres to M-1	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment (BE)	IL (AE-80, APZ-1 & APZ-2)	Warehouse
South	Business Employment (BE)	IL (AE-80, APZ-1)	Warehouse
East	Public Use (PU)	PF (AE-80, APZ-1)	Nellis Meadows Park
West	Business Employment (BE)	IL (AE-80, APZ-1 & APZ-2)	Warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed use should not result in an adverse effect on this site, adjacent properties, or the accident potential zone of Nellis Air Force Base. There will be no changes to the existing building and the use conforms with Goal SM-5.1 which encourages compatible development that provides an employment base. Additionally, the on-site provided parking is sufficient to accommodate the different uses, and the roll-up doors are perpendicular to the street and not directly visible from the right-of-way. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARIO ORTEGA VELOZ

CONTACT: MARIO ORTEGA VELOZ, AMIGOS AUTO REPAIR, LLC, 3839 ANDORIAN AVENUE, NORTH LAS VEGAS, NV 89084



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0500

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

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

Date: 7/31/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

PLANNING COMMISSION (PC)

Date: 8/19/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. N/A Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-510-013, 140-17-510-014, 140-17-510-016, 140-17-510-017, 140-17-510-018, 140-17-510-019, 140-17-510-020, 140-17-510-021

PROPERTY ADDRESS/ CROSS STREETS: 4888 Cecile Avenue, Las Vegas, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

The current land use designation for the subject property is Industrial,, located within an APZ-1 (Accident Potential Zone 1) overlay, and we are not seeking to change this designation, but rather to secure approval for an appropriate and compatible use within this category. The proposed use - light auto repair and general vehicle maintenance - is consistent with the intensity and character of surrounding land uses, which include tow truck fleet facilities, body shops, HVAC warehouses, tile distributors, and iron work shops. Our use aligns with the existing industrial nature of the area and does not represent a deviation in use intensity or activity type.

PROPERTY OWNER INFORMATION

NAME: Fuse Franchising Inc.

ADDRESS: 5055 penryn Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: +16503833065

CELL

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Mario Ortega Veloz

ADDRESS: 3839 andorian ave

CITY: north las vegas

STATE: NV

ZIP CODE: 89084

REF CONTACT ID # N/A

TELEPHONE: 702-399-0221

CELL 702-752-3454

EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Jorge Ortega Aguilar

ADDRESS: 3839 andorian ave

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89084

REF CONTACT ID #

TELEPHONE: N/A

CELL 702-752-3136

EMAIL: N/A

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

RUSLAN KHUSNIYAROV behalf Fuse Franchising Inc. (Jun 25, 2025 16:20 PDT)

Property Owner (Signature)*

Ruslan Khusniyarov

Property Owner (Print)

06/25/2025

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

JUSTIFICATION LETTER

Re: Special use permit - Amigos Auto Repair LLC

Site Address: 4888 Cecile Ave, Las Vegas, NV 89115

To Whom It May Concern,

We respectfully submit this justification letter in support of a special use permit for the continued designation of our site as Industrial, while seeking to permit the operation of Amigos Auto Repair LLC, a light automotive repair business located within an APZ-1 (Accident Potential Zone 1) overlay.

Land Use Context and Compatibility

The current land use designation for the subject property is Industrial, and we are not seeking to change this designation, but rather to secure approval for an appropriate and compatible use within this category. The proposed use - light auto repair and general vehicle maintenance - is consistent with the intensity and character of surrounding land uses, which include tow truck fleet facilities, body shops, HVAC warehouses, tile distributors, and iron work shops. Our use aligns with the existing industrial nature of the area and does not represent a deviation in use intensity or activity type.

Nature of the Proposed Use

Amigos Auto Repair LLC will provide light automotive repair services only, focusing on general maintenance such as oil changes, diagnostics, and brake services. All work will take place indoors, and no overnight vehicle storage will occur outside the building. Power tools and equipment will remain inside the warehouse, and no excessive noise, emissions, or visual disturbances will be created

In addition, approximately 90% of our customers drop off their vehicles and return later in the day for pickup,

typically around closing time or throughout the day. This operational model reduces on-site congestion, parking demand, and noise, as the business does not operate as a typical "wait-in-service" facility. These practices support compatibility with APZ-1 requirements and help maintain a safe, orderly environment.

Community Benefit and Support of Master Plan Goals

Our business serves a meaningful purpose in supporting the general prosperity, safety, and welfare of the area. Specifically:

- We offer affordable repair services to nearby residents and local fleet-based businesses.
- We will provide local employment opportunities, contributing to the neighborhood economy.
- We follow stringent procedures to safely manage hazardous materials, including oil and cleaning agents, in accordance with fire and environmental safety standards.
- We are committed to giving back to the community through charitable events such as toy drives for children, trunk-or-treats, and other community engagement initiatives. These events will be held at an alternate location, not at our mechanic shop, but we will remain committed to supporting the local community in meaningful ways.
- The site is already adequately served by existing infrastructure, including roads, utilities, and parking - no changes to public services are needed to accommodate our operations.

Conformance with Master Plan Objectives

The Master Plan encourages the adaptive reuse of industrial spaces, especially where such uses are compatible with existing infrastructure and provide measurable community value. Our request aligns with this vision by:

- Preserving the existing Industrial land use while activating it through a safe and appropriate use;

- Ensuring land use compatibility with surrounding businesses;
- Supporting local economic development goals by fostering a locally owned, service-oriented business; and
- Maintaining public health and safety within APZ-1 parameters through best practices in waste and operations management.

Hours of Operation

Monday – Friday: 8:00 AM – 5:00 PM

Saturday: 8:00 AM – 1:00 PM

Sunday: Closed

Parking Calculation

All parcels in this development are 3,500 sqf

Parcel Number	Use Type	Required Parking Spaces
140-17-510-013	Auto Repair	8.0
140-17-510-014	Manufacturing	3.5
140-17-510-016	Warehouse	3.5
140-17-510-017	Auto Repair	8.0
140-17-510-018	Warehouse	3.5
140-17-510-019	Warehouse	3.5
140-17-510-020	Office	8.75
140-17-510-021	Warehouse	3.5
	TOTAL	42.25

Conclusion

This application does not seek to intensify land use but rather to legitimize an appropriate, low-impact business that strengthens the industrial fabric of the area. We believe our business is well-suited for this location and respectfully request your support for this Master Plan Amendment.

Thank you for your time and consideration.

Sincerely,

Mario Ortega Veloz

Owner, Amigos Auto Repair LLC

Phone: 702-399-0221

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0494-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:

VACATE AND ABANDON a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor (description on file). TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-09-217-006

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Nellis Boulevard. This request is needed for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0032-08	Shopping center with check cashing facility - expired	Approved by PC	February 2008
WS-1774-00	Supermarket with reduced landscaping buffer - expired	Approved by PC	January 2001
ZC-0294-00	Reclassified the subject site from C-2 to R-4 zoning for a senior housing apartment complex - expired	Approved by BCC	May 2000
TM-0248-97	1 lot commercial subdivision	Approved by PC	November 1997
DR-0554-97	5,479 square foot combined restaurant and convenience store	Approved by PC	May 1997
WT-1636-95	Waived off-site improvement in conjunction with a mixed-use parcel map	Approved by BCC	December 1995
ZC-293-86	Reclassified the subject site from C-C to C-2 zoning for a shopping center	Approved by BCC	January 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential development
South	Corridor Mixed-Use	CG	U.S. Post Office, vehicle wash, restaurants, & gas station
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Corridor Mixed-Use	CG	Shopping center development

Related Applications

Application Number	Request
UC-25-0495	A use permit, waivers of development standards, and a design review for a proposed multi-family residential development 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHELSEA INVESTMENT CORPORATION

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0494

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

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

Date: 7/31/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0495-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:

USE PERMIT for a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; and 3) modified residential adjacency standards.

DESIGN REVIEW for a proposed multi-family residential development on 3.83 acres in a CG (Commercial General) Zone.

Generally located east of Nellis Boulevard and north of Vegas Valley Drive within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-09-217-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a 6 foot tall existing non-decorative screen wall along the north property line to remain where an 8 foot tall decorative screen wall is required per Section 30.04.02C.
- b. Reduce the width of the landscape buffer along the northern property line to 10 feet where buffering and screening shall consist of a 15 foot wide landscape buffer per Section 30.04.02C (a 33% reduction).
- c. Allow a single row of clustered trees along the eastern property line where a double row of trees is required per Section 30.04.02C.
2. a. Increase the height of a retaining wall along the north property line to 5 feet where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
- b. Increase the height of a retaining wall along the east property line to 5 feet where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
- c. Increase the height of a retaining wall along the south property line to 5 feet where 3 feet is the maximum permitted per Section 30.04.03C (a 67% increase).
3. a. Increase fill height along the north and east property lines to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 67% increase).
- b. Allow high activity areas (parking stalls) along the east property line to be adjacent to a residential use without buffering and screening where not permitted by Section 30.04.06G.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.83
- Project Type: Proposed multi-family residential development (apartments)
- Number of Units: 120
- Density (du/ac): 31.33
- Number of Stories: 3
- Building Height (feet): 38
- Square Feet: 121,009
- Open Space Required/Provided: 33,367/34,450
- Parking Required/Provided: 148/148
- Sustainability Required/Provided: 5/7.5

Site Plans

The proposed project is being developed in the northern portion of a previously approved shopping center. The plans depict a 6 building, multi-family residential complex with a total area of 121,009 square feet situated east of Nellis Boulevard and approximately 440 feet north of Vegas Valley Drive. A total of 120 units, split between 30, one bedroom units and 60, two bedroom units, and 30, three bedroom units for an overall density of 31.33 units per acre. While the planned land use designation for the site is Corridor Mixed-Use, which permits 18 dwelling units per acre, the applicant is permitted to increase their density with a special use permit due to the proposed project being certified as an affordable housing project through the Clark County Community Housing Office.

The buildings on site consist of 5 residential buildings and 1 clubhouse building. The proposed buildings are generally located along the exterior of the parcel surrounding a central drive and parking area. There are 4 residential buildings located in the eastern half of the site with 2 building located along the northern property line and another 2 buildings are located along the southern property line with the main parking area located between the 2 sets of buildings. The southeastern building is set back 10.5 feet from the southern property line and 15 feet from the eastern property while the southwestern building is set back 13.5 feet from the south property line and 10 feet from the southwest property line. The 2 southern residential buildings are separated by 22 feet.

The northern set of buildings are both set back 12 feet from the north property line with the northeastern building set back 15.5 feet from the east property line with the 2 buildings separated by 25 feet. The fifth residential building is located in the western corner of the site along Nellis Boulevard. The building is set back 23 from Nellis Boulevard to the west and 10 feet from the southern property line. This building is set 120 feet to the west of the main set of residential buildings. Approximately 66.5 feet to the north of the northeast corner of the western residential building is a 3,600 square foot leasing office and clubhouse building with 648 square foot pool.

The site will be enclosed by an 8 foot tall screen wall along the south and east property lines with a 6 foot tall existing screen wall along the north property line. Additionally, a 6 foot wrought

iron fence along the western portion of the site running from the front face of the proposed clubhouse toward Nellis Boulevard and then running along Nellis Boulevard behind required landscaping will be used. Three trash enclosures are provided on the site with 1 located in between both sets of buildings in the eastern portion of the site and 1 enclosure at the northeast corner of the western residential building.

Access to the site will be provided by a 36 foot wide driveway along Nellis Boulevard in the northwest corner of the site. This driveway connects to a 48 foot wide driveway with access to the leasing office/clubhouse parking lot but also the main entry and exit gate. This gate has a call box located in a 4 foot median within the 48 foot wide drive aisle. The call box is set back 100 feet from Nellis Boulevard, while the gate is set back 142 feet from Nellis Boulevard. The gate provides access to a main 24 foot drive aisle that extends from in front of the western residential to east end of the northeastern building where it loops around to provide access to the southern set of residential buildings and reconnects with the main drive aisle just to the west of the main set of residential buildings.

Parking is mainly provided in the center of the complex in an east to west direction. Additionally, parking is provided to the west of the clubhouse building. The plans also show parking and drive aisles along the eastern portion of the site adjacent to the neighboring residential use. While these activities are permitted, they require a screening buffer in order to be within 30 feet of the residential use. Nearly all parking stalls will be covered by shade structures that will be set back at least 10 feet from any building. Ultimately, a total of 148 parking stalls is required with 148 parking stalls being provided. The parking calculation was reached due to the reduction allowed for affordable housing and reaching extra sustainability points. A series of pedestrian walkways run in front of each building and connect each building to each other and to a main sidewalk that connects with the sidewalk along Nellis Boulevard.

The plans also show significant grading is required along the north, east, and south portions of the property. Along the northeast and southeast portions of the property, 3.5 foot tall retaining walls are required along with fill heights between 2.7 feet and 4 feet. Along the east portion of the site, a 4 foot tall retaining wall is required along with fill heights ranging between 2.8 and 3.5 feet. The applicant, however, is requesting a maximum height of 5 feet for both fill and retaining walls as 5 feet is maximum height that could be possible.

Landscaping

The landscaping plans show both street landscaping and parking lot landscaping have been provided. Along Nellis Boulevard, a 17 foot wide landscaping strip, consisting of a 5 foot wide landscape strip along the street followed by a 5 foot detached sidewalk with a 7 foot wide landscape strip behind the sidewalk, is provided. Within the 17 foot wide landscaping strip, a mix of Desert Museum Palo Verde (*Parkinsonia* x 'Desert Museum'), Holly Oak (*Quercus Ilex*), and Mesquite (*Prosopis* sp.) trees will be provided approximately every 30 feet on center with trees staggered on each side of the detached sidewalk. A total of 8 large trees are required along Nellis Boulevard with 8 large trees being provided.

Within the parking lot area, trees are provided with both terminal and internal landscaping finger islands every 3 to 7 spaces even when the spaces are covered by a shade structure. Additionally,

trees are also provided within landscape strips in front of parking spaces. The trees provided within these parking landscape areas include Fruitless Olive (*Olea Europaea*), African Sumac (*Rhus Lancea*), Green Chinese Elm (*Ulmus Parvifolia*), and Holly Oak trees. Within the parking lot, a total of 23 trees are required where 26 trees are being provided and are specifically dedicated as parking lot landscaping.

Additional landscaping is provided throughout the site particularly in front of the residential buildings. Various trees species have been provided surrounding the 3 southern residential buildings which help to add to the parking lot landscaping and as a buffer between the residential buildings and commercial areas to the south. Along the north property line, a screening and buffering landscape area has been provided consisting of a 10 foot to 15 foot wide landscape area with an existing 6 foot tall non-decorative screen wall. The landscape strip contains a mix of large and medium evergreen trees spaced every 10 feet and generally staggered across the landscape area. Along the east property line, a 15 foot wide landscape area is provided with an 8 foot tall decorative screen wall, however, no landscaping will be provided due to an existing 15 foot wide easement along the east property line. Buffering landscaping trees have been provided just outside this landscape strip with trees placed staggered every 15 feet to 60 feet. These screening buffers, however, have not been provided per Title 30 requirements and require a waiver of development standards.

In terms of open space, a total of 33,367 square feet is required with 34,450 square feet provided within the site. The open spaces provided include a 2,650 square foot dog park located along Nellis Boulevard just to the north of the western residential building, a 3,590 square foot children's playground just to the east of the western residential building, and a 10,210 square foot clubhouse with swimming pool located to the west of the northwest residential building. The remaining 18,000 square feet of open space is contained within smaller pocket park type spaces that will include formal gardens and seating areas and are primarily located in interstitial spaces between buildings and other spaces in the eastern portion of the site.

Elevations

The elevations depict the 4 residential buildings as being 3 stories and up to 38 feet high multiple family residential structures. The plans show that the buildings' exterior materials are primarily stucco finished with foam bands and window treatments along with stucco parapets and a flat roof. The building contains several wall pop-outs and roofline elevations. The wall pop-outs and recesses are painted various colors such as clay, beige, and grey. The building is well fenestrated with Low-E panel windows of various sizes and shapes on all floors and all sides for the dwelling units. The north or south portions of the buildings contain the primary entrance, which is called out by 2 modern style doors located on the east and west sides of the buildings. The proposed leasing office/clubhouse building is shown to be 1 story and 17 feet tall with a similar architectural style and color palette as the primary residential buildings.

Floor Plans

The plans show there are a total of 120 units across 3 different floor plans with each plan corresponding to either 1, 2, or 3 bedrooms. All 4 residential buildings have a similar floor plan across all 3 floors within the building. The plans show each 1 bedroom plan will be 570 square feet, each 2 bedroom plan will be 795 square feet, and each 3 bedroom plan featuring 1,122

square feet. All units will feature kitchen, dining room, bathroom, and bedroom facilities. Each floor will contain 2, one bedroom units, 4, two bedroom units, and 2, three bedroom units with the 3 bedroom located on the ends of the building with 1 and 2 bedroom units arranged between the two, 3 bedroom units.

Applicant's Justification

The site is adjacent to an existing multi-family immediately to the north as well as multi-family developments on the west side of Nellis Boulevard and south of the site, so this location is suitable for multi-family development. Additional fill and retaining wall height is needed because of the existing topography of the site, which slopes slightly from the northwest to the southeast, and the need to level the site. The reduced height of the screening and buffering wall is due to the existing wall along the north property line and the desire to not build an unnecessary redundant wall adjacent a similar multi-family development. Finally, parking adjacent to the residential areas to the east is justified as there is only a few spaces and the shape of the property limits the locations where parking can be sited.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0032-08	Shopping center with check cashing facility - expired	Approved by PC	February 2008
WS-1774-00	Supermarket with reduced landscaping buffer - expired	Approved by PC	January 2001
ZC-0294-00	Reclassified the subject site from C-2 to R-4 zoning for a senior housing apartment complex - expired	Approved by BCC	May 2000
TM-0248-97	1 commercial subdivision	Approved by PC	November 1997
DR-0554-97	5,479 square foot combined restaurant and convenience store	Approved by PC	May 1997
WT-1636-95	Waived off-site improvement in conjunction with a mixed-use parcel map	Approved by BCC	December 1995
ZC-293-86	Reclassified the subject site from C-C to C-2 zoning for a shopping center	Approved by BCC	January 1987

*Additional land use applications have been previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential development
South	Corridor Mixed-Use	CG	U.S. Post Office, vehicle wash, restaurants, & gas station
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Corridor Mixed-Use	CG	Shopping center development

Related Applications

Application Number	Request
VS-25-0494	A vacation and abandonment of a portion of right-of-way (Nellis Boulevard) 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 Permit

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

Staff finds that the location of the proposed multi-family residential development along the Nellis Boulevard corridor and is surrounded by many similar or more intense uses. There are several multi-family developments, both to the north and west of the subject site, and an existing retail center is located to the west and south of the site. As a result, staff finds the proposed multi-family residential development will be compatible with the adjacent development due to the trend of the neighborhood toward such developments. In addition, staff finds given the adjacent multi-family residential and commercial developments and the location of the site adjacent to Nellis Boulevard, the proposed development should not impart any additional impacts compared to the surrounding developments and will place the development along major transportation lines. In addition, the affordable nature of the project should help to create a mixed-income neighborhood with access to a variety of local retail and services. Finally, staff finds the proposed development complies with Master Plan Policies 1.1.2, 1.2.1, 1.2.6, 1.3.2, and 1.4.4 which encourage the expansion of affordable housing units within infill properties that are within areas with redevelopment pressure and along high frequency transportation routes. For these reasons, staff can support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #3b

The purpose reviewing waivers for screening and buffering and residential adjacency is to assure the reduction, or the elimination of these standards, are being properly mitigated and will not negatively impact the surrounding area, particularly those residential uses of a lower intensity. In this case, the area surrounding the subject site is a mix of various uses such as single- and multi-family residential and commercial developments. As a result, the use of screening buffers for the adjacent properties to the north may not be needed as the property is multi-family residential development with a similar density. The property to the east, however, is a medium density single-family residential development whose backyard are adjacent to the proposed property. Staff finds there should be at least some additional landscaping should be provided along this areas to maintain the privacy for the existing homes and to prevent cars parking along this area from disturbing those neighbors. While the applicant has provided landscaping along this area it is not sufficient to buffer the use. While staff can appreciate the limitations along this portion of the property, staff finds the required screening and buffering landscaping should be provided along this property line even if provided outside the easement area. For these reasons, staff cannot support these requests.

Waivers of Development Standards #2 & #3a

The purpose of reviewing increased retaining wall and fill height is to assure that there are no negative impacts on the surrounding properties from such an increase. Staff finds the requested retaining walls and fill increase are the result of necessary modifications to the site due to the drainage needs of the proposed development and the topography of the site. Overall, staff finds the increase in retaining wall and fill height to be minimal given the characteristics of the area and the surrounding uses. Staff, however, finds given the minimal nature of the requested fill and retaining wall heights there are several alternatives permitted by Title 30 that could be used, such as tiered walls, that would remove the need for these requests. As a result, staff finds these requests to be the result of a self-imposed hardship; therefore, cannot support these requests.

Design Review

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

Overall, staff finds the proposed multi-family residential developments will provide new affordable housing opportunities for vulnerable populations in the area and is generally compatible with the uses in the surrounding area. There is sufficient parking provided on the site as demonstrated by the parking demand study. The site is near several high-capacity bus transit routes located on Nellis Boulevard. Staff finds the landscaping will provide needed shade in an area with high heat island impacts and the site is well furnished with a significant amount of open space. Finally, staff finds the design of the buildings and the site is modern, agreeable, and compatible with the surrounding area. Staff, however, finds the design of the screening and buffering landscaping to not be sufficient to protect privacy and reduce possible disturbances particularly along the east property line. Additionally, the requests for increased fill and wall height are the result of self-imposed hardships. As a result, staff cannot support this request.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards and the design review.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0187-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHELSEA INVESTMENT CORPORATION

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0495

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

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

Date: 7/31/2025

Location: Refer to listing on other side

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

<https://clarkcountynv.gov/TABCACInformation>

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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

<https://clarkcountynv.gov/agendas>

Please Note:

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

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0400-FOUNDATION CHRISTIAN CENTER:

ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action)

RELATED INFORMATION:

APN:

140-04-301-001

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.38
- Existing Land Use: Undeveloped

Applicant's Justification

According to the applicant, a zone change to CG is requested in order to allow for a future parking lot on the property. The CG zoned property to the east of the subject parcel is utilized for an existing convenience store and place of worship (The Foundation Christian Center). The applicant states that no new buildings will be constructed on the site, and a cross access agreement with the parcel to the east will be utilized.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900819	Place of worship in conjunction with an existing commercial development	Approved by ZA	February 2023
ADR-22-900499	Exterior modifications to an existing commercial building (Building 1)	Approved by ZA	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Mini-warehouse & restaurant
South	Corridor Mixed-Use	CG (AE-70)	Office building
East	Corridor Mixed-Use	CG (AE-70)	Convenience store & place of worship
West	Corridor Mixed-Use	CG (AE-65 & AE-70)	Distribution center

Related Applications

Application Number	Request
WS-25-0401	Waiver of development standards for an increase in parking and a design review for a parking lot in conjunction with a convenience store and a place of worship is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The property adjacent to the subject site is zoned CG (Commercial General), as well as a number of parcels nearby. These include properties on the north and south sides of Las Vegas Boulevard North and also on the north and south sides of Craig Road. The zone change request to CG conforms to the Corridor Mixed-Use (CM) land use designation of the site. For these reasons, staff finds the request for the CG (Commercial General) zone is appropriate for this location.

As of January 1, 2024, H-2 zoning was no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district which is compatible with the surrounding zoning is encouraged by the County. CG (Commercial General) is an appropriate zoning district. This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation**Approval**

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE #414, LAS VEGAS, NV 89123

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0401-FOUNDATION CHRISTIAN CENTER:

WAIVER OF DEVELOPMENT STANDARDS to increase parking.

DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay.

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

RELATED INFORMATION:

APN:

140-04-301-001; 140-04-301-009 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow 105 parking spaces where 42 parking spaces are required and a maximum of 48 parking spaces are allowed per Section 30.04.04D.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.05 (portion)
- Project Type: Parking lot
- Parking Required/Provided: 42/105

Site Plan & Request

On the eastern parcel, APN 140-04-301-009, there is an existing place of worship approved in 2023 by ADR-22-900819 and a convenience store approved in 2022 by ADR-22-900499. The place of worship is located on the southern portion of the parcel and the convenience store is located on the northern portion of the parcel. The western parcel, APN 140-04-301-001, is proposed to be developed as a parking area to be used in conjunction with the place of worship and the convenience store.

The site plan depicts a parking area consisting of 23 parking spaces covering the entirety of APN 140-04-301-001. There is also bicycle parking provided in the southeast corner of the site.

Access to the parking area will be provided on the northeast corner of the western parcel through the eastern parcel.

Landscaping

The landscape plan depicts a 15 foot wide landscape strip located behind the existing attached sidewalk along Craig Road. Additionally, there are landscape strips and finger islands throughout the parking lot. Landscape materials for the site consist of medium evergreen trees and various shrubs and groundcover. There is also a proposed 6 foot high decorative wrought iron fence on the west and south sides of the parking area.

Applicant's Justification

The applicant states that the parking area is needed to accommodate customers of the convenience store and the growing attendance of the place of worship on APN 140-04-301-009. The applicant also states that they will install water efficient landscaping and bicycle parking so that the parking lot is sustainable.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900819	Place of worship in conjunction with an existing commercial development	Approved by ZA	February 2023
ADR-22-900499	Exterior modifications to an existing commercial building (Building 1)	Approved by ZA	June 2022
ZC-0831-08	Reclassified to C-2 with a use permit for a banquet facility - use permit is expired	Approved by BCC	October 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Mini-warehouse & restaurant
South	Business Employment	H-2 (AE-70)	Multi-family residential
East	Corridor Mixed-Use	CG (AE-70)	Office & retail development
West	Corridor Mixed-Use	CG (AE-65 & AE-70)	Distribution center

Related Applications

Application Number	Request
ZC-25-0400	A zone change from H-2 to CG on APN 140-04-301-001 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff does not typically support waivers to increase parking, but in this case, staff finds that doing so would not have an adverse effect to the site or the surrounding properties, and the applicant stated the additional parking is based on business needs. With the numbers of the congregation for the place of worship reportedly growing, the increase in parking may improve the flow of traffic throughout the site. For these reasons, staff can support this request.

Design Review

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

Staff finds that the establishment of a parking lot on APN 140-04-301-001 will facilitate the growth of the congregation of the place of worship and provide additional parking for the convenience store. The applicant is also providing more landscaping than what is required by Title-30, which will reduce the urban heat island effect in the area. For these reasons, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE, SUITE 414, LAS VEGAS, NV 89123