

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 April 30, 2026. (For possible action)
 - IV. Approval of the Agenda for May 14, 2026, and Hold, Combine, or Delete any Items. (For possible action)
 - V. Informational Items: None
- VI. Planning and Zoning

06/03/26 BCC

1. ET-26-400036 (NZC-23-0015)-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.0 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.
DESIGN REVIEW for a proposed multi-family development. Generally located north of Tonopah Avenue and west of Walnut Road within Sunrise Manor (description on file). WM/md/kh (For possible action) **06/03/26 BCC**

2. WS-26-0220-SINGH PETROLEUM CORP.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking lot landscaping; 2) reduce buffering and screening; and 3) modify residential adjacency standards.
DESIGN REVIEW for a proposed retail and restaurant building with drive-thru within an existing commercial complex on 1.29 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Lake Mead Boulevard within Sunrise Manor. MK/lm/kh (For possible action) **06/03/26 BCC**

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: May 28, 2026.
- X. Adjournment.

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



Sunrise Manor Town Advisory Board

April 30, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan – PRESENT Joelene Isfalt-Planning
Secretary:	Jill Leiva	
County Liaison:		

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

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

II. Public Comment: None

III. Approval of April 16, 2026 Minutes

Moved by: Ms. Jordan
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for April 30, 2026

Moved by: Mr. Barbeau
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

05/05/26 PC

1. WS-26-0154-BAZUA, JUAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Twinkle Star Drive and west of Walnut Road within Sunrise Manor. WM/tr/kh (For possible action) 05/05/26 PC

Moved by: Ms. Cosgrove
Action: Approved with if approved conditions
Vote: 4-0/Unanimously

05/19/26 PC

2. WS-26-0178-BOECKMAN, LARRY M II:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Halvern Avenue and east of Osbiston Way within Sunrise Manor. TS/dd/cv (For possible action) **05/19/26 PC**

Moved by: Ms. Cosgrove

Action: Approved with if approved conditions

Vote: 4-0/Unanimously

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be May 14, 2026

X. Adjournment

The meeting was adjourned at 6:50pm

DRAFT

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER-JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400036 (NZC-23-0015)-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.0 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.

DESIGN REVIEW for a proposed multi-family development.

Generally located north of Tonopah Avenue and west of Walnut Road within Sunrise Manor (description on file). WM/md/kh (For possible action)

RELATED INFORMATION:

APN:

140-19-302-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative street landscaping including an attached sidewalk adjacent to Walnut Road where landscaping and a detached sidewalk are required per Section 30.64.030 and Figure 30.64-17.
2. Allow access to a local street (Tonopah Avenue) where access to a local street is not permitted per Table 30.56-2.
3.
 - a. Reduce throat depth to 39 feet for a driveway along Walnut Road where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).
 - b. Reduce throat depth to 7 feet for a driveway along Tonopah Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 90.1% reduction).
4. Reduce the departure distance from the intersection of Tonopah Avenue and Walnut Road for a driveway located along Tonopah Avenue to 119 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 37.4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1851 N. Walnut Road
- Site Acreage: 2.0
- Number of Units: 48
- Density (du/ac): 24.9
- Project Type: Multi-family development
- Number of Stories: 2 & 3
- Building Height (feet): 35
- Square Feet: 25,576 (Building A)/21,007 (Building B)
- Open Space Required/Provided: 4,800/7,852
- Parking Required/Provided: 94/106

Site Plan

The previously approved plans depict a proposed multi-family residential development consisting of 2 buildings featuring a total of 48 dwelling units with a density of 24.9 dwelling units per acre. Building A is oriented in an east/west direction along the north portion of the site and is designed with the following setbacks: 1) 20 feet from the east property line adjacent to Walnut Road; 2) 5 feet from the north property line; 3) 78.5 feet from the southeast property line and 380 feet from the southwest along Tonopah Avenue; and 4) 32 feet from the west property line. Building B is oriented in a north/south direction along the west portion of the site and is designed with the following setbacks: 1) 76 feet from the east property line; 2) 132.5 feet from the north property line; 3) 69.5 feet from the south property line adjacent to Tonopah Avenue; and 4) 48.5 feet from the west property line. Access to the site is granted via proposed driveways adjacent to Walnut Road and Tonopah Avenue. The proposed development requires 94 parking spaces where 106 parking spaces are provided. The parking spaces are located along the west property line, south of Building A and east of Building B.

Landscaping

The previously approved plans depict a landscape area measuring 6 feet in width behind a 5 foot wide attached sidewalk adjacent to Tonopah Avenue and Walnut Road. A proposed 6 foot high decorative wrought iron fence is located behind the street landscape areas. The street landscape area consists of trees, shrubs, and groundcover. A waiver of development standards is required to permit an attached sidewalk along Walnut Road. A 5.5 foot wide landscape strip, consisting of 24 inch box large Evergreen trees, is provided along the east and west property lines of the site. The development requires 4,800 square feet of open space where 7,852 square feet of open space is provided. The open space consists of the following: 1) 4,856 square feet of surface area, which includes outdoor seating areas; and 2) 2,832 square feet of balcony area distributed over 48 units.

Elevations

The previously approved plans two, 2 and 3 story multi-family buildings with varying rooflines measuring between 22 feet to 35 feet in height to the top of the parapet wall. The buildings consist of a stucco exterior with aluminum windows. All rooftop mounted equipment will be

screened from the right-of-way and public view by parapet walls. The buildings will be painted with a contrasting color scheme consisting of dark and light gray.

Floor Plans

The previously approved plans depict 2 multi-family Buildings A and B, featuring 26 and 22, two bedroom units, respectively.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-23-0015:

Comprehensive Planning

- Resolution of Intent to complete in 3 years;
- Increase wall height to 8 feet along north property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0044-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Since the original approval in 2023, the applicant has remained committed to pursuing development consistent with the approved zoning. However, the project has not advanced to construction due primarily to economic conditions and project feasibility challenges. These include significant fluctuations in construction costs, increased financing constraints, and broader market uncertainty that have impacted development timelines throughout Southern Nevada. Despite these challenges, the applicant has been actively engaged in efforts to move the project

forward, including pursuing financial partnerships, evaluating financing structures, and working with industry professionals to assess viable development strategies. These ongoing efforts demonstrate a continued good-faith commitment to advancing the project under the approved zoning. The requested extension will allow additional time to continue these active efforts so that development will proceed under stabilized and supportable financial conditions. Furthermore, the State of Nevada has identified improving housing access and affordability as a critical priority. Recent economic analyses, including research conducted by the Guinn Center for Policy Priorities, have documented a persistent imbalance between housing supply and demand, driven in part by zoning constraints and limited housing production. Higher-density residential zoning, such as RM32, supports the efficient use of land and enables the development of additional housing units that can help address regional housing needs.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-23-0015	A zone change to reclassify the site from R-T to R-4 zoning for a multi-family development	Approved by BCC	April 2023
ZC-1083-00	A zone change to reclassify the site from T-C to R-T zoning for a future development	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2 & RM18	Multi-family residential, manufactured home park, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 provided justification to warrant an extension of time for the previously approved project. The previously approved multi-family development complies with Goal 1.2 of the Master Plan which encourages expanding the number of long-term affordable housing units available in Clark County. Circumstances within the surrounding area have not substantially changed; therefore, staff recommends approval for this first extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 19, 2028 to complete or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC
CONTACT: SCA DESIGN, 2140 E. PEBBLE ROAD #140, LAS VEGAS, NV 89123

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0220-SINGH PETROLEUM CORP.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify parking lot landscaping; 2) reduce buffering and screening; and 3) modify residential adjacency standards.

DESIGN REVIEW for a proposed retail and restaurant building with drive-thru within an existing commercial complex on 1.29 acres in a CG (Commercial General) Zone.

Generally located east of Nellis Boulevard and north of Lake Mead Boulevard within Sunrise Manor. MK/lm/kh (For possible action)

RELATED INFORMATION:

APN:

140-21-201-007; 140-21-201-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Modify parking lot landscaping where a landscaping island shall be provided every 6 parking spaces and at the end of each row is required per Section 30.04.01D.
2. Reduce the landscape buffer along the north and east property lines to 10 feet where a 15 foot wide landscape buffer is required per Section 30.04.02C (a 33% reduction).
3. a. Reduce the separation between the north drive-thru and the residential uses to the north to 10 feet where 200 feet is required per Section 30.04.06E (a 95% reduction).
b. Allow higher-activity areas of development (parking and drive-thru) along the north property line adjacent to residential development where not allowed per Section 30.04.06G.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2040 N. Nellis Boulevard
- Site Acreage: 1.29
- Project Type: Retail and restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 28 feet 10 inches (Building A)/28 feet 2 inches (Building B)
- Square Feet: 2,100 (Building A)/3,494 (Building B)
- Parking Required/Provided: 33/33
- Sustainability Required/Provided: 7/6

Site Plan

The existing building was originally constructed as a drive-thru restaurant in 1978. The existing building will be removed, and 2 new buildings will be constructed along the north property line. There are 3 existing driveways along Nellis Boulevard, and the northern driveway will be removed. The 2 remaining driveways along Nellis Boulevard and the one along Lake Mead Boulevard will remain as is. Both streets are regulated by Nevada Department of Transportation (NDOT). Parking is located south of the 2 proposed buildings and additional parking is provided along the north side of the existing convenience store. There are no proposed changes to the existing parking stalls or street landscaping to the west and south of the existing convenience store. New trash enclosures are provided at the northwest corner of the existing convenience store. The existing driveway between the car wash and the east property line will be reduced to 15.5 feet for a one-way drive aisle. All other driveways meet the minimum standard width for two-way drive aisles.

Landscaping

Along Nellis Boulevard, north of the northern driveway, a 10 foot wide landscape strip is shown behind the existing attached sidewalk, and a 10 foot wide landscape strip is shown along the east side of the easterly driveway along Lake Mead Boulevard. Along the north property line is a 10 foot wide landscape buffer with two rows of off-set trees and an 8 foot screen wall on top of a 2.5 foot high existing retaining wall. Along the east property line there is an existing screen wall and fence that ranges in height south to north from 3 feet to 6 feet in height with a landscape buffer that ranges in width south to north from 10 feet to 15 feet wide with two rows of off-set trees. Parking lot landscaping is provided adjacent to the new parking areas south of the proposed buildings. Parking lot landscaping adjacent to the new parking area north of the existing convenience store is clustered at the northwest corner of the convenience store.

Elevations

The proposed restaurant and drive-thru (Building A) show with an overall height of 28 feet 10 inches with the menu order board located on the east side of the building and the pick-up window located on the north elevation. The proposed retail building (Building B) is shown with an overall height of 28 feet 2 inches. Both buildings include varying roof lines, storefront window and door systems, pre-finished metal coping, standing seam metal roof and canopy, painted smooth stucco finish with decorative metal panels.

Floor Plans

The proposed restaurant and drive-thru (Building A) consists of 2,100 square feet. The proposed retail building (Building B) consists of 3,494 square feet with 3 tenant spaces, and all entrances are on the south and west elevations.

Applicant's Justification

The applicant indicates that the uses are to complement the existing development and being repurposed to provide additional uses. Site improvements include reducing the number of driveways on Nellis Boulevard, installing street landscaping along Nellis Boulevard and Lake Mead Boulevard, providing landscaping along the east and north property lines, relocating trash enclosures, expansion of parking spaces to accommodate all uses, removing palm trees (not significant). Additionally, the proposed parking lot landscaping design meets the required

coverage standards with the modification requested to allow for all required parking spaces to be provided. The reduction of the drive-thru lane to the north property line is appropriate due to the grade difference between the parcels, the location of the proposed landscape buffer, and that there are no residential units against the property line and the closest unit is over 100 feet from the drive-thru drive aisle.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0075-02	Waiver of development standards for landscaping adjacent to a less intensive use in conjunction with a previously approved car wash	Approved by PC	February 2002
UC-0811-01	Use permit for a car wash	Approved by PC	August 1001
DR-1762-99	Design review for addition to existing convenience Store	Approved by PC	January 2000
DR-0395-93	Design review for a remodel existing gasoline service station with convenience store	Approved by BCC	May 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
South	Corridor Mixed-use	CG	Retail
West	Corridor Mixed-use	CG	Bank

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed parking lot design provides the required number of spaces the proposed uses. The clustering of the parking lot landscaping to the northwest of the convenience store within the new parking area meets the intent of the Code. Therefore, staff can support this request.

Waivers of Development Standards #2 & #3

Title 30 requires buffering and screening to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater run-off. The intent of residential adjacency standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located adjacent to residential zoning districts. The redevelopment of the site supports existing non-residential development that is adjacent to a multi-family residential district to the north and east. The existing site improvements will enhance existing compliance with the previous site design. Additional landscape buffering has been provided along the north and east property lines, where possible, to mitigate any impact on the adjacent residential uses. Therefore, staff can 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 other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The subject site is being redeveloped to modernize the site and drive-thru restaurant which meets Master Plan Policy SM-1.2, which encourages the repurposing and reinvention of vacant or functionally obsolete buildings through adaptive reuse to promote reinvestment in Sunrise Manor and support sustainability initiatives. The redevelopment of the subject property is compatible with adjacent development. The elevation and design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance. Site circulation will remain the same and will not negatively impact adjacent roadways and neighborhood traffic. 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

- 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;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0538-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SINGH PETROLEUM CORP.

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR24-101330

ASSESSOR PARCEL #(s): 140-21-201-007 , 140-21-201-008

PROPERTY ADDRESS/ CROSS STREETS: 2040 N NELLIS BLVD, LAS VEGAS, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

Remove existing building and build new drive-through restaurant and retail at the north portion of the parcel.

PROPERTY OWNER INFORMATION

NAME: SINGH PETROLEUM CORP-Karamjit Singh Lubana

ADDRESS: 10147 Orkiney Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: _____ CELL 702-701-3558

APPLICANT INFORMATION (information must match online application)

NAME: SINGH PETROLEUM CORP-Karamjit Singh Lubana

ADDRESS: 10147 Orkiney Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: _____ CELL 702-701-3558 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SUZANA RUTAR Architect, Ltd. -Simona Stephens

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____ CELL 702-263-6176 ACCELA REFERENCE CONTACT ID # _____

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

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

Karamjit S. Lubana
Property Owner (Signature)*

KARAMJIT S. LUBANA
Property Owner (Print)

2-9-26
Date

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

April 2, 2026

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: Design Review Land Use Application for Nellis Shopping Center
Review to Current Title 30
Justification Letter
5118 E Lake Mead Blvd, Las Vegas, NV 89156
APN # 140-21-201-007
APN # 140-21-201-008

To Whom It May Concern:

This letter serves as a justification for the property located at 5118 E Lake Mead Blvd, at the intersection of N Nellis Blvd and E Lake Mead Blvd. Currently, the property includes an operational Drive-Through Restaurant along N Nellis Blvd, and a Convenience Store, Gas Pumps, and Canopy along E Lake Mead Blvd.

The Convenience Store, Gas Pumps, Car Wash, and Canopy are not part of this application. The existing Drive-Through Restaurant will be demolished and replaced by two new buildings. Building A will be approximately 2,100 sq. ft. Drive-Through Restaurant, and Building B will be approximately 3,494 sq. ft. retail space. The site was previously approved for application 99.1762 WS-02-0075 and UC-01-0811.

To accommodate the new buildings, the northernmost driveway will be removed. The site will retain three (3) existing driveways: two (2) on N Nellis Blvd and one (1) on E Lake Mead Blvd.

We respectfully request a design review for the proposed Restaurant with D/T and retail building along with following items:

- 1) **Sustainability Points:** The requirement of 7 sustainability points for non-residential development as per the Clark County Comprehensive Planning Department. The site currently meets 6 points through the proposed improvements, which include:
 - a) **Water-Efficient Planting:** All selected trees and shrubs use very low or low water.
 - b) **Parking Lot Trees:** Trees canopy to cover over 50% of paved parking.
 - c) **Cool Roofs:** The buildings will feature a white finish TPO Roof with an SRI value of 104-110.
 - d) **Shade Structures:** Three-foot shade/awnings over 50% of south/west windows and doors, with an additional 25% coverage.
 - e) **Nonresidential Ventilation:** Ceiling height to be 11' on all floors.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119

Phone: (702) 263-6176 · www.SRutar.com

Email: Simona@SRutar.com

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

- f) **Low-emissivity Glass:** All south and west facing windows will have a low emissivity glass.
- 2) Demolition of the existing Drive-Through Restaurant.
- 3) Removal of the northernmost driveway on N Nellis BLVD and replacement with Central D/W, SW D/W on N Nellis BLVD.
- 4) Installation of new landscaping along the northern and eastern property lines.
- 5) Addition of landscaping along N Nellis Blvd and E Lake Mead Blvd.
- 6) New landscaping in the parking lot area.
- 7) Addition of a new Trash Enclosure.
- 8) Relocation of the existing Trash Enclosure.
- 9) Expansion of parking spaces to accommodate both the Drive-Through Restaurant and Retail Space.
- 10) Remove Palm Trees (Not Significant) on APN # 140-21-201-007
- 11) No changes to existing parking areas west and south of the convenience store.
- 12) Construction of two new buildings:
 - o Approximately 2,100 sq. ft. Drive-Through Restaurant.
 - o Approximately 3,494 sq. ft. Retail Space.

Additionally, we respectfully request a waiver request for the following items:

- 1. Per Section 30.04.01D.8 there must be a landscape island for every 6 parking spaces. We are requesting a waiver for the parking lot landscaping requirement, specifically for the landscape islands to be placed every 6 spaces, as the current design shows 7 spaces between islands on the north side of the convenient store. The required trees alternative design have been provided to the west side of the adjacent trash enclosure and to the south adjacent to the NE of the convenient store. This request is made to ensure the site meets the necessary parking space requirements. The development requires a total of 33 parking spaces, and the design provides exactly 33. To accommodate the additional landscaping islands within the existing space, a waiver for reduced parking would be necessary to meet parking lot landscaping requirements.
- 2. Per Section 30.04.02C Buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot-high decorative screen wall along the North side. We are requesting a waiver to reduce the landscape buffer to 10'-0" to the North side.
 - i. The proposed landscape plan, along the North property line, provides an 8-foot-high CMU split-face decorative screen wall with 10'-0" strip of landscaping. The landscaping contains a double row of large sized trees spaced every 20 feet on each row with accompanying shrubs.
- 3. Per Section 30.04.02C Buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot-high decorative screen wall along the East side. We are requesting a waiver to reduce the landscape buffer to the East side, reduce the required height for the decorative screen wall, and eliminate a portion of the screen wall on the east side.
 - i. The proposed landscape plan, along the East property line, provides a 15'-0" strip of landscaping along the north 68'-6 1/2" of the property line to contain a double row of large sized trees spaced every 20 feet on each

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- row with an existing to remain 6 foot CMU split-face decorative screen wall and 6" retaining wall.
- ii. The proposed landscape plan, along the East property line, provides a 10'-0" strip of landscaping along the center 146'-9" of the property line to contain a double row of large sized trees spaced every 20 feet on each row with an existing to remain 6 foot CMU split-face decorative screen wall and 6" retaining wall.
 - iii. The proposed landscape plan, along the East property line, provides a 10'-0" strip of landscaping along the south 44'-0" of the property line to contain a double row of large sized trees spaced every 20 feet on each row with an existing to remain 1 ½ foot CMU split-face decorative screen wall and 1 ½ foot iron fence.
 - iv. The proposed landscape plan, along the East property line, provides a 10'-0" strip of landscaping along the southern 8'-0" of the property line to contain a double row of large sized trees spaced every 20 feet on each row and eliminate the 8-foot-high CMU split-face decorative screen wall.
4. **Residential Adjacency:** We are requesting waivers for a few requirements from Section 30.04.06:
- i. Per Section 30.04.06E the required separation between the drive-thru and the residential use must be 200 feet where only 10 feet is provided. We are requesting a reduction in the setback for the drive-thru along the North property Line, adjacent to the multifamily residential area to 10 feet on the North side where 200 feet is required. To the North of the North property line there is a 15' undeveloped area, then about 50' for the leasing office and pool area followed by a drive aisle. There are no residential units against the property line, the closest is more than 100' away from the property line. The proposed landscaping, in conjunction with strategic placement of the drive-thru speaker box between Building A and Building B, has been carefully considered. This configuration allows sound from the speaker box to reflect off Building B and return toward Building A, providing an effective noise buffer for both the North and East property lines. Additionally, we have worked closely with staff to ensure this approach minimizes any potential noise disruption in the surrounding residential area.
 - ii. Per Section 30.04.6G 1(i) higher-activity areas of development, such as parking, circulation, and drive-thru, shall not be adjacent to areas subject to Residential Adjacency. We are requesting a waiver to allow higher-activity areas such as the drive-thru lane and the east parking to be adjacent to multi-family due to the lot shape and use. We are providing 10' landscape buffer with a decorative screen wall on the north side adjacent to the drive-thru lane, 10' landscape buffer with a decorative screen wall on the east side adjacent to the parking spaces, and a 15' landscape buffer with a decorative screen wall on the east side adjacent to Building B. On the east property adjacent to the shared property line is a

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- landscape area and then a drive aisle. The multi family residence are located over 50' from the shared property line.
- iii. Per Section 30.04.06G 1(ii) if site cannot eliminate higher activity levels adjacent to any area subject to residential adjacency additional landscape is required. We are requesting a waiver for this requirement due to providing a 10'-0" instead of a 15'-0". By providing additional landscaping and buffering it will require to remove some of the parking and that will result in asking for additional waiver. We are providing 10' landscape buffer with a decorative screen wall on the north side adjacent to the drive-thru lane and a 10' landscape buffer with a decorative screen wall on the east side adjacent to Building B.
 - iv. Per Section 30.04.06G 3(i) Largest building must be within the core of the site. We are asking for a waiver due to the largest building on SF being on the northeast side to provide the best circulation for the rest of the buildings on site.
 - v. Per Section 30.04.06L 1 Parking location must be in specific advised locations to minimize parking impacts of nonresidential uses on residential areas. We are asking for a waiver because the required parking has been provided and the site meets the development needs of the property owner.
5. **Commercial Curb Return Driveways:** We are requesting a waiver for updating the existing commercial driveway on E Lake Mead Blvd to commercial curb return driveways, as outlined in Uniform Standard Drawings 222.1 and section 30.04.08C. The current layout for the gas station and convenience store features pan-style driveways. Reconstructing it to meet the commercial curb return standards would disrupt on-site vehicle circulation, removal of necessary on-site parking stalls and interfere with the existing loading and unloading path for the gas tanker.
6. **Commercial Curb Return Driveways:** We are requesting a waiver for updating the existing southwest commercial driveway on N Nellis Blvd to commercial curb return driveways, as outlined in Uniform Standard Drawings 222.1 and section 30.04.08C. Reconstruction of the existing pan style driveway to commercial curb return driveway will disrupt the existing loading and unloading path for the Gas Tanker. Additionally, access for the existing gas canopy will be completely removed.
7. **Commercial Curb Return Driveways:** We are requesting a waiver for updating the existing central commercial driveway on N Nellis Blvd to commercial curb return driveways, as outlined in Uniform Standard Drawings 222.1 and section 30.04.08C. Reconstruction of the existing pan style driveway to commercial curb return driveway will disrupt the existing loading and unloading path for the Gas Tanker. Additionally, access for the existing gas canopy will be completely removed.
8. **Commercial Curb Return Driveways:** We are requesting a waiver to reduce the width for the southern Nellis Boulevard commercial driveway to 30'-4" from the required 32 feet from lip of gutter to lip of gutter, 35 feet from face of curb to face of curb per Uniform Standard

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Drawing 222.1. Reconstruction of the existing pan style driveway to commercial curb return driveway will disrupt the existing loading and unloading path for the Gas Tanker. Additionally, access for the existing gas canopy will be completely removed.

9. **Approach Distance:** We are requesting a waiver for the minimum approach distance for the E Lake Mead Blvd. driveway per Uniform Standard Drawings 222.1 and Section 30.04.08C. The southern property line measures 146.23 feet, which is insufficient to accommodate both the required 150'-0" approach distance and a 32'-0" wide two-way curb return commercial driveway. Additionally, this approach distance does not allow for the relocation of the existing 50'-0" pan-style driveway as it would require the existing driveway to be removed. The existing approach distance of 120'-0" is set to remain where the minimum approach distance of 150'-0" is required.
10. **Departure Distance:** We are requesting a waiver for the minimum departure distance per Uniform Standard Drawings 222.1 and section 30.04.08C for the southerly driveway along Nellis Blvd. The existing departure distance of 9'-1 1/2" is set to remain where the minimum departure distance of 190'-0" is required. Complying with this requirement would necessitate the removal of the existing 30'-4" two-way pan-style driveway, which would disrupt site access for gas tanker loading and unloading, as well as access to the existing gas pumps.
11. **Departure Distance:** We are requesting a waiver for the minimum departure distance per Uniform Standard Drawings 222.1 and section 30.04.08C for the Central driveway along Nellis Blvd. The existing departure distance of 118'-1 1/2" is set to remain where the minimum departure distance of 190'-0" is required. Complying with this requirement would necessitate the removal of the existing 37' -0" two-way pan-style driveway, which would disrupt site access for gas tanker loading and unloading, as well as access to the existing gas pumps.
12. **Maximum Driveway Width:** We are requesting a waiver for the existing 50'-0" Lake Mead Blvd. commercial pan style driveway to remain as is where the maximum required is 40'-0" per Uniform Standard Drawings 222.1 and section 30.04.08C
13. **Detached Sidewalks:** Per section 30.04.08C.5 detached sidewalks are required on Lake Mead Blvd and N Nellis Blvd. We are requesting a waiver to keep attached sidewalks where detached sidewalks are required.
14. **Throat Depth:** We are requesting a waiver for the Nellis Southern minimum driveway throat depth requirement of 25'-0". We are providing 14'-0" throat depth where 25'-0" is required per Uniform Standard Drawings 222.1 and section 30.04.08 because adhering to this minimum would reduce the distance between the existing convenience store handicap space and the curbing to just 17'-0", which is insufficient to accommodate a two-way 24'-0" drive aisle or a one-way 18'-0" drive aisle accessing the gas station pumps from E Lake Mead Blvd.

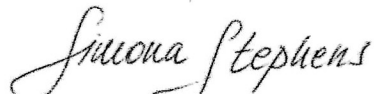
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15. **Throat Depth:** We are requesting a waiver for the Nellis central minimum driveway throat depth requirement of 25'-0". We are providing 14'-6" throat depth where 25'-0" is required per Uniform Standard Drawings 222.1 and section 30.04.08 because adhering to this minimum would reduce the distance between the existing Gas Pump Canopy and the curbing to just 7'-0", which is insufficient to accommodate a two-way 24'-0" drive aisle or a one-way 18'-0" drive aisle accessing the gas station pumps from N Nellis Blvd.

Finally, all Commercial driveways will be reviewed under NDOT standards as they own N Nellis Blvd and E Lake Mead Blvd.

We appreciate your consideration of these requests and are happy to provide any further details or clarification as needed. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,



Simona Stephens, RA, NCARB
President-Principal Architect

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