



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 28, 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 August 14, 2025. (For possible action)
- IV. Approval of the Agenda for August 28, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

09/16/25 PC

- 1. **VS-25-0535-FREMONT BOULDER CROSSING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Palm Street and Fremont Street, and Sahara Avenue and St Louis Avenue within Sunrise Manor (description on file). TS/tpd/cv (For possible action) **09/16/25 PC**

09/17/25 BCC

- 2. **ET-25-400085 (UC-23-0370)-OMMY EXHIBITION, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for an outside storage yard.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway departure distance; and **2)** cross access.
DESIGN REVIEWS for the following: **1)** warehouses; and **2)** finished grade on 3.3 acres in an M-D (Designed Manufacturing) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located east of Dolly Lane and south of Judson Avenue within Sunrise Manor. TS/tpd/cv (For possible action) **09/17/25 BCC**
- 3. **ET-25-400088 (ZC-23-0072):PROLOGIS LP:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** throat depth; **2)** parking lot landscaping; **3)** cross access; and **4)** alternative street landscaping.
DESIGN REVIEWS for the following: **1)** distribution centers; **2)** finished grade; and **3)** lighting on 8.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located north of Alto Avenue and west of Lamb Boulevard within Sunrise Manor. WM/bb/cv (For possible action) **09/17/25 BCC**

- VII. General Business: Review FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)
- 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: September 11, 2025.
- X. Adjournment.

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

09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0535-FREMONT BOULDER CROSSING, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Palm Street and Fremont Street, and Sahara Avenue and St Louis Avenue within Sunrise Manor (description on file). TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-01-802-004

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a pedestrian access easement along Palm Street. The existing easement does not align with the existing commercial driveway along Palm Street.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-24-0596	Design review for a restaurant with drive-thru	Approved by PC	December 2024
TM-24-500129	Tentative map for a 1 lot commercial subdivision	Approved by PC	December 2024
VS-24-0597	Vacated and abandoned a portion of right-of-way being Sahara Avenue located between Fremont Street and Palm Street; and a portion of right-of-way being Palm Street located between Sahara Avenue and Palm Parkway	Approved by PC	December 2024
VS-0643-09	Vacated and abandoned right-of-way (alleyway) located between 300 feet northeast of Fremont Street between Mojave Road and Palm Street	Approved by PC	December 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IL	Motel & telecommunications tower

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use	CG	Parking lot
East	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	CG & H-2	RV park, money services, & vehicle repair
West	Corridor Mixed-Use	CG	Vehicle sales & vehicle repair

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 pedestrian access easements that are not needed for site, drainage, or roadway development.

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

- Grant any necessary easements;
- 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: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV
89103

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100813
ASSESSOR PARCEL #(s): 162-01-802-005

PROPERTY ADDRESS/ CROSS STREETS: 3333 Fremont St., Las Vegas, NV 89104

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of existing pedestrian access easement (PAE) along Palm St.

PROPERTY OWNER INFORMATION

NAME: Fremont Boulder Crossing LLC
ADDRESS: 3333 Fremont St
CITY: Las Vegas STATE: NV ZIP CODE: 89104
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)


NAME: ACG Design - Mackaya M.
ADDRESS: 4310 Cameron Street, Suite 12-A
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: (702) 580-0260 CELL _____ ACELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG Design - Mackaya M.
ADDRESS: 4310 Cameron Street, Suite 12-A
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: (702) 580-0260 CELL _____ ACELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Ghassan Merhi
Property Owner (Print)

6-2-25
Date



June 2, 2025

Project Name: McDonald's @ Fremont & Sahara
Project Address: 3333 Fremont St
Assessor's Parcel #: 162-01-802-005
Project #: APR-25-100813

To Whom it May Concern,

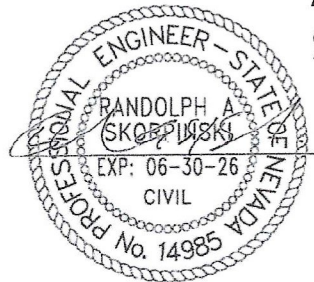
We are submitting this letter to provide justification for the proposed vacation of the existing PAE along Palm Street associated with Project #VS24-0597, McDonald's @ Fremont & Sahara. The existing easement does not align with the current commercial driveway located on Palm Street. We are requesting the vacation of the original easement so that a new easement may be dedicated in the correct location.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski, P.E.
Architectural Civil Group, LLC.
Principal/Civil Engineer
rskorpinski@acg.design
(702) 569-9157

Randolph A. Skorpinski Digitally signed
by Randolph A. Skorpinski
Date: 2025.06.02 14:44:32 -07'00'



6/2/25

09/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400085 (UC-23-0370)-OMMY EXHIBTION, LLC:

USE PERMIT FIRST EXTENSION OF TIME for an outside storage yard.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway departure distance; and 2) cross access.

DESIGN REVIEWS for the following: 1) warehouses; and 2) finished grade on 3.3 acres in an M-D (Designed Manufacturing) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located east of Dolly Lane and south of Judson Avenue within Sunrise Manor.
TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-20-202-008

USE PERMIT:

1. a. Reduce the setback from an outside storage yard to the street to 15 feet where 20 feet is required per Table 30.44-1 (a 25% decrease).
- b. Allow outside storage in front of the building where not permitted per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the departure distance from a street intersection to a driveway to 92 feet along Judson Avenue where 190 feet is the minimum per Chapter 30.52 (a 52% reduction).
2. Eliminate cross access to the south where required per Table 30.56-2.

DESIGN REVIEWS:

1. Warehouses.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2150 Dolly Lane
- Site Acreage: 3.3
- Project Type: Warehouse/office

- Number of Stories: 1
- Building Height (feet): 36
- Square Feet: 47,800
- Parking Required/Provided: 72/82

Site Plans

The approved plans depict 3, one story office/warehouse buildings totaling 47,800 square feet located at least 71 feet west of the east property line. Additionally, a 1,750 square foot covered outside storage yard is located on the northeast side of the northern building and screened by a proposed 8 foot high decorative screen wall. The remaining screening consists of existing 6 foot high block walls along the east property line, and a 6 foot high decorative screen wall along portions of Dolly Lane. The site is bounded by public rights-of-way on the west (Dolly Lane) and north (Judson Avenue) sides of the property. The front of the buildings are set back 25 feet from Dolly Lane to the west, and the northern building is set back 25 feet from Judson Avenue to the north. The rear setback is shown at 71 feet from the east property line, and the interior side setback is shown at 66 feet from the south property line. The majority of the loading areas and roll-up doors will be located on the east sides of the buildings. The main parking area is located between buildings in the center of the site and along the east property line landscaping. A total of 82 parking spaces are provided where 72 parking spaces are required. Access to the site is from Judson Avenue to the north and Dolly Lane to the west. This request also includes a waiver of development standards to reduce departure distances from the intersection of Judson Avenue and Dolly Lane and to eliminate cross access to the property south of this site.

Landscaping

The approved street landscaping consists of 15 foot to 25 foot wide landscape areas with detached sidewalks shown along Dolly Lane and Judson Avenue. Along the east property line, the plans show a 6 foot wide landscape area with large Evergreen trees, off-set 20 feet on center. Interior to the site, landscaping is distributed throughout the parking lots and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover. Staff has added a condition to plant 1 additional medium size tree per roll-up door, between the roll-up doors and east property line.

Elevations

The approved plans depict three, 36 foot high, pre-manufactured office/warehouse buildings constructed of painted and fluted metal panel siding with a flat roof surrounded by parapet walls. The metal siding is not galvanized or corrugated sheet metal. The elevations also show glass storefront window systems on the east facing facade, with no architectural reveals or pop-outs incorporated into the facades to break-up the roofline and enhance the overall look of the building. The storage yard is screened by an 8 foot high block wall.

Floor Plan

The northern Building C has a total area of 14,000 square feet, central Building B is 16,900 square feet and southern Building A is shown at 16,900 square feet. All 3 buildings have an open floor plan for future development.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0370:

Comprehensive Planning

- 1 year administrative review through the Commissioner's office;
- CMU wall along Dolly Lane to have a decorative finish/texture;
- Plant 1 additional medium size tree along the east property line per roll-up door on the east facing façade of each building and placed to screen the roll-up doors;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-18073;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0340-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they are requesting an extension of time due to unforeseen complexities with the project programming and owner expectations. There are active Building Department permits which are in the final steps of issuance; however, the applicant is awaiting the recordation of a vacation and abandonment and resolutions to civil engineering concerns. An extension is being requested to allow the project to commence as approved.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0370	Use permits, waivers of development standards, and design reviews for a warehouse	Approved by BCC	August 2023
VS-23-0371	Vacated and abandoned a portion of right-of-way being Dolly Lane located between Judson Avenue and Lake Mead Boulevard and a portion of right-of-way being Judson Avenue between Dolly Lane and Marion Drive	Approved by BCC	August 2023
WS-18-0559	Waiver of development standards and a design review for an office/warehouse - expired	Approved by BCC	September 2018
WS-0433-07	Waivers of development standards and a design review for a warehouse - expired	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	RS5.2 (AE-65 & APZ-2)	Single-family residence
South	Business Employment	CG (AE-65 & APZ-2)	Vehicle repair
East	Business Employment	RS5.2 (AE-65 & APZ-2)	Manufactured home park

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 several active Building Department permits: BD25-04012, BD25-05385, BD25-05396, BD25-05415, BD25-05417, BD25-05422, BD25-05424, BD25-05408, and

BD25-05411. Additionally, there are permits with Public Works that are in review (PW24-10491 and PW23-18730). Since this is the first extension of time being requested and the applicant has several active permits for the development, staff can support the 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 August 16, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: OMMY EXHIBITION, LLC

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-202-008

PROPERTY ADDRESS/ CROSS STREETS: 2150 Dolly Lane, Las Vegas NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

Request for extension of time for NOFA UC-23-0370 and NOFA VS-23-0371.

PROPERTY OWNER INFORMATION

NAME: Ommy Exhibition LLC
 ADDRESS: 4975 Steptoe St. #100-400
 CITY: Las Vegas STATE: NV ZIP CODE: 89122
 TELEPHONE: 702-909-5367 CELL 702-909-5367 EMAIL: ommyexpo@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Ommy Exhibition LLC
 ADDRESS: 4975 Steptoe St. #100-400
 CITY: Las Vegas STATE: NV ZIP CODE: 89122 REF CONTACT ID # _____
 TELEPHONE: 702-909-5367 CELL 702-909-5367 EMAIL: ommyexpos@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kleif Carroll
 ADDRESS: 8985 S. Eastern, Suite 220
 CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: 702-456-1070 CELL _____ EMAIL: buildingpermit@ethosthree.com // kcarroll@ethosthree.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)*

feng chen
Property Owner (Print)

7/12/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____	ACCEPTED BY _____
PC MEETING DATE _____	DATE _____
BCC MEETING DATE _____	FEES _____
TAB/CAC LOCATION _____	DATE _____



July 14, 2025

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

Subject: **Ommy Exhibition Warehouse**
Reference No: **UC-23-0370**
Address: 2150 Dolly Lane

On behalf of Ommy Exhibition LLC, ethos|three ARCHITETURE respectfully requests an extension of time for the above-mentioned project. Reference notice of final action dated August 18, 2023; UC-23-0370.

Project was placed on hold during the preparation of the construction documents due to unforeseen complexities in project programing and owner expectations. Upon resolution of these challenges, construction documents were prepared and submitted for building department review.

Application for building permit was submitted in January of 2025 and the issuance of the permit is currently pending a few outstanding civil items and an easement vacation recordation. It is expected that these items will be resolved within the next few weeks, however, there is no guarantee that resolution will occur prior to the expiration of the notice of final action, therefore we are requesting an extension of time.

Thank you for your consideration.

Sincerely,

Kleif Carroll

Kleif Carroll
Project Manager

09/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400088 (ZC-23-0072)-PROLOGIS LP:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) alternative street landscaping.

DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting on 8.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay.

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

RELATED INFORMATION:

APN:

140-18-602-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway throat depth along Lincoln Road to 7 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
- b. Reduce the driveway throat depth along Lamb Boulevard to 3 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
2. Allow alternative parking lot landscaping where landscaping is required per Figure 30.64-14.
3. Waive the requirement for cross access and shared parking with the property to the north where required per Table 30.56-2.
4. a. Allow alternative landscaping along Lincoln Road where a detached sidewalk and landscaping are required are required per Figure 30.64-17.
- b. Allow alternative landscaping along Lamb Boulevard where landscaping is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Distribution centers.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).
3. Lighting.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.77
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 149,379 (warehouse)/10,000 (office)/159,379 (total)
- Parking Required/Provided: 160/167

Site Plan

The previously approved zone change (ZC-23-0072) reclassified 8.77 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, and APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, and APZ-2) Zone. The current Title 30 zoning classification for this property is IP (Industrial Park). The previously approved plans depict a distribution center of 86,967 square feet on the west side of the property and another 72,412 square foot distribution center on the east side of the property. A 26 foot wide fire lane runs east and west between Lamb Boulevard and Lincoln Road on the north side of the buildings. There are 195 parking spaces provided along the west, east, and north property lines and between the buildings, with access driveways to Lincoln Road, Lamb Boulevard, and Alto Avenue. A detached sidewalk is depicted along the south and east property lines, with an attached sidewalk on Lincoln Road. Pedestrian access is provided to each building at the southeast and southwest corners. Loading spaces are located on the north side of the distribution centers and not visible from residential properties or streets. Trash enclosures have been provided on the northeast and northwest sides of the site.

Landscaping

The previously approved plans depict 15 foot wide landscaping, consisting of 24 inch box Desert Willow, Mulga Acacia, Shoestring Acacia trees, 5 gallon shrubs, groundcover, and detached sidewalks along the south and east property lines. A minimum of 10 feet of landscaping is provided adjacent to the attached sidewalk along Lincoln Road, with wider areas included as part of the landscape finger areas. The applicant has provided an updated plan showing intense landscaping and detached sidewalk along Alto Avenue, meeting Title 30 requirements. The majority of the north property line is located adjacent to an approximately 10 foot wide existing landscaping on the neighboring property to the north under the same ownership. There is no landscaping proposed within the parking lot between the gated access points, requiring the addition of waiver of development standards #2 to this application. Waiver of development standards #4b is required for the east side of the property since Lamb Boulevard is a 100 foot wide arterial road, requiring landscaping per Figure 30.64-17.

Elevations

The previously approved plans depict 2 concrete tilt-up panel buildings to be used as distribution centers. The maximum height of the buildings will be 40 feet with aluminum storefront and tempered glass glazing at the southwest and southeast corners of each building. Parapet walls will obscure rooftop mechanical equipment from view. Recessed walls and roof height variations

are provided on the south, east, and west sides of the buildings. The building will screen the loading spaces from any street view, as required by Table 30.44-1. Shallow depth metal canopies will cover each level of windows at each entrance location. A variety of paint tones will complement the recessed walls for each building. The applicant submitted a lighting plan that shows architectural low profile LED lighting over the pedestrian access doors along the south walls of each building. There are 4 lights on the south side of Buildings 1 and 3 and lights on the south side of Building 2. The luminosity of each light is relatively low when compared to the LED area luminaire lights located on the north side of the building. Lower output LED lights are also located on the east and west sides of each building. Six pole mounted lights are depicted on the north property line, north of each building. Pole mounted lights are allowed up to 25 feet high per Section 30.56.135.

Floor Plans

The previously approved plans depict Building 1 on the west side of the property with an 81,967 square foot warehouse, and 5,000 square feet of office space for a total of 86,967 square feet. Building 2 is located on the east side of the lot, and is a 67,412 square foot warehouse, with 5,000 square feet of office space for a total of 72,412 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0072:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Install "No Truck Access" sign for driveway on Alto Avenue;
- Install "No Truck or Trailer Parking" signs on the north side of Alto Avenue;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for a portion of Alto Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, will also require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0087-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that construction has not started on this property due to a pause in the industrial market and there is no tenant under contract. There is an active interest in the market and the developer intends to proceed with the development. No changes are proposed to the approved development plans. The applicant is requesting a 2 year extension of time for this development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0072	Reclassified from RS20 to IP zoning, waivers and design review for landscaping, cross access, attached sidewalk, finished grade, and driveway throat depth for a distribution center	Approved by BCC	July 2023
VS-23-0073	Vacated right-of-way for sidewalks along Alto Avenue, Lincoln Road, and Lamb Boulevard - recorded	Approved by BCC	July 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-75 & APZ-2)	Warehouse
West	Business Employment	IP (AE-70 & AE-75)	Warehouse
South	Business Employment	RS20 & IP (AE-70 & AE-75)	Single-family residential & office
East	Business Employment	IL (AE-75 & 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process. The vacation and abandonment required for development of this property was recorded (Instrument #: 20240321-03786). A final commercial grading permit (BD24-36760) was issued by the Building Department. Since this is the first extension of time, and the applicant demonstrated progress toward commencing the project, staff supports approval of the extension of time.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until July 19, 2027 to commence 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 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAN WATSON

**CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH
#320, LAS VEGAS, NV 89119**

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100924
ASSESSOR PARCEL #(s): 140-18-602-007

PROPERTY ADDRESS/ CROSS STREETS: 4280 ALTO DRIVE / NWC ALTO & LAMB

DETAILED SUMMARY PROJECT DESCRIPTION

INDUSTRIAL DEVELOPMENT WITH LOADING AREA, PARKING AND LANDSCAPING - EXTENSION OF TIME ON APPROVED APPLICATIONS

PROPERTY OWNER INFORMATION

NAME: PROLOGIS LP
ADDRESS: 1800 WAZEE STREET, SUITE 500
CITY: DENVER STATE: CO ZIP CODE: 80202
TELEPHONE: 310.338.3279 CELL 219.201.0255

APPLICANT INFORMATION (information must match online application)

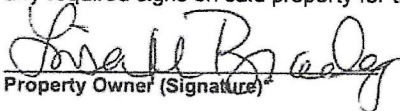
NAME: DAN WATSON
ADDRESS: 2141 ROSECRANS AVENUE, SUITE 1151
CITY: EL SEGUNDA STATE: CA ZIP CODE: 80245
TELEPHONE: 310.338.3279 CELL 219.201.0255 ACCELA REFERENCE CONTACT ID # _____

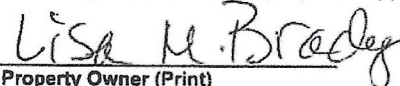
CORRESPONDENT INFORMATION (information must match online application)*

NAME: TREASEA WOLF
ADDRESS: 6671 LAS VEGAS BLVD. SOUTH, SUITE 320
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: 702.786.1830 CELL 702.683.1107 ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*


Property Owner (Print)

7/16/25
Date

Kimley»Horn

July 14, 2025

Project No. 192054019

Clark County
Department of Comprehensive Planning
500 South Grand Central Pkwy.
Las Vegas, Nevada 89155

RE: APR-25-100924 (ZC-23-0072 UC/WS/DR EXTENSIONS ONLY)

Dear Brady:

The entitlements associated with this project expire on July 19, 2025. The construction hasn't started due to a pause in the Industrial Market and there is no tenant under contract. There is an active interest in the market and the developer intends to proceed with development and therefore would like to extend the current entitlements. We are requesting the standard 2 years.

The plans that were submitted and approved with the original applications have not changed and the developer does not intend to make any changes. We are asking for an extension of time on what was approved.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
Kimley-Horn



Treasea Wolf, P.E.