



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 10, 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 March 27, 2025. (For possible action)
- IV. Approval of the Agenda for April 10, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

05/06/25 PC

- 1. **UC-25-0118-SCHMID & COOK, LLC:**
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** reduce street landscaping; **3)** reduce and eliminate buffering and screening; **4)** eliminate parking lot landscaping; **5)** reduce parking; **6)** eliminate access gate setbacks; and **7)** reduce security wire height.
DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action) **05/06/25 PC**
- 2. **WS-25-0192-3591 BOULDER HIGHWAY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; **3)** allow non-decorative fencing; and **4)** reduce access gate setback.
DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action) **05/06/25 PC**
- 3. **PA-25-700017-9 OF A KIND, LLC:**
PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor. TS/mc (For possible action) **05/06/25 PC**
- 4. **ZC-25-0220-9 OF A KIND, LLC:**
ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (For possible action) **05/06/25 PC**
- 5. **PA-25-700018-JAB HOLDING, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action) **05/06/25 PC**
- 6. **ZC-25-0221-JAB HOLDING, LLC:**
ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action) **05/06/25 PC**

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KEVIN SCHILLER, County Manager

7. **VS-25-0222- JAB HOLDING, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action) **05/06/25 PC**
8. **WS-25-0223-JAB HOLDING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action) **05/06/25 PC**

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 1, 2025.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

March 27, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanie Jordan –EXCUSED Kevin Williams-PRESENT Nayarit Aguilar - 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 February 13, 2025 Minutes

Moved by: Harry Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for March 27, 2025

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Commissioner Segerblom is having a cleanup at the Wetlands on April 12, 2025 at 8am. Meeting at the Sunrise Trailhead.

VI.

Planning & Zoning

04/15/25 PC

1. VS-25-0154-TECA FAMILY TRUST & CEBALLOS GILBERTO TRS:

VACATE AND ABANDON a portion of right-of-way being Copper Road located between Madge Lane and Sloan Lane within Sunrise Manor (description on file). TS/my/kh (For possible action)04/15/25 PC

Moved by: Harry Williams

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

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KEVIN SCHILLER, County Manager

04/16/25 BCC

2. **ZC-25-0170-HERNANDEZ-AQUINO, ALEX & HERNANDEZ, GLADIS:**
ZONE CHANGE to reclassify 0.36 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Sahara Avenue and the east side of Lamont Street within Sunrise Manor (description on file). TS/rk (For possible action) 04/16/25 BCC

Moved by: Kevin Williams

Action: Approved per staff recommendations

Vote: 3-1

3. **ZC-25-0180-OCHIAI GROUP, LLC:**
ZONE CHANGE to reclassify a 0.40 acre portion of 0.63 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone for an existing commercial development. Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street within Sunrise Manor (description on file). TS/rk (For possible action) 04/16/25 BCC

Moved by: Harry Williams

Action: Approved

Vote: 4-0/Unanimous

4. **WS-25-0181-OCHIAI GROUP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEW for site modifications in conjunction with an existing commercial building (proposed restaurant and related facilities) on 0.63 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 300 feet west of Lamont Street within Sunrise Manor. TS/jud/cv (For possible action) 04/16/25 BCC

Moved by: Harry Williams

Action: Approved Design Review & waivers #1 and Denied Waivers #2 as per staff recommendations

Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: Al Rojas commented on the homeless situation & Kevin Williams mentioned that at Lake Mead by Bob Price Rec Center it's a problem.

IX. Next Meeting Date: The next regular meeting will be April 10, 2025

X. Adjournment
The meeting was adjourned at 7:08 pm

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0118-SCHMID & COOK, LLC:

HOLDOVER USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.

DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action)

RELATED INFORMATION:

APN:

140-05-802-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow outdoor storage adjacent to a residential use where not permissible per Section 30.04.06E.
b. Allow roll-up overhead doors to face a residential district that is not screened by another building where not permissible per Section 30.04.06N.
2. Reduce street landscaping along Las Vegas Boulevard North to 2 trees where 6 trees are required per Section 30.04.01D (a 67% reduction).
3. a. Allow a 6 foot high screen fence to remain along the north and east property lines where an 8 foot high decorative screen wall is required per Section 30.04.02C.
b. Eliminate the landscape buffer along the north and east property lines where a 15 foot wide landscape buffer is required per Section 30.04.02C.
4. Eliminate parking lot landscaping where parking lot landscaping is required per Section 30.04.01D.
5. Reduce the number of parking spaces to 15 spaces where 25 spaces are required per Section 30.04.04C (a 40% reduction).
6. Eliminate access gate setbacks where a minimum of 18 feet is required per Section 30.04.03E.
7. Reduce the height of security wire to 5 feet above the ground where a minimum of 8 feet above the ground is required per Section 30.04.03D (a 38% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4073 Las Vegas Boulevard North
- Site Acreage: 4.18
- Project Type: Outdoor storage and sales equipment/pallet manufacturing
- Number of Stories: 1 (all buildings)
- Building Height (feet): 20 (main building)/20 (equipment or sales and service storage building)/15 (pallet office)
- Square Feet: 6,950 (pallet manufacturing)/2,608 (pallet office)/6,031 (equipment sales and service)/3,000 (vacant)/18,589 (total)
- Parking Required/Provided: 25/15
- Sustainability Required/Provided: 7/0

Site Plan

The site plan depicts an existing equipment trailer sales lot, pallet manufacturing, and pallet storage site. Access to the site is from Las Vegas Boulevard North to the south via two driveways. One driveway is at the southwest corner of the lot, and the other driveway is at the southeast corner. Both driveways feature rolling access gates.

A single 24 foot wide drive aisle is depicted on plans and is mainly accessible from the southwest entrance of the property. The drive aisle meanders north through the site and terminates in a turnaround on the northern half of the site.

The main building on site is located near the southeast corner of the parcel, 67 feet from Las Vegas Boulevard North to the south and 10 feet from the interior side property line to the east. Parking for the site is shown on the south and west sides of the building. There are two more buildings on site; one is an equipment sales and service storage building located immediately to the west of the main building and north of the parking area, and the other is centrally located on the site near the west property line. There are also several interior fences and accessory structures throughout the site, as well as areas dedicated to the storage of trash and recycling containers. Display areas for equipment trailers are located throughout the southern half of the site, and outdoor storage areas for stacks of pallets are located throughout the northern half of the site.

Landscaping

Landscaping plans depict the addition of one new large tree on the southeast corner of the property and one new large tree on the southwest corner of the property. Other than the installation of these trees, no landscaping is proposed.

Elevations

Photos depict the main building as being a maximum of 20 feet high. All faces of the main building feature a mixture of metal panels and sheeting, CMU block, wood panels, and glazed storefront windows, with the front (south) face of the building also featuring a metal paneled roof. The north, south, and west faces of the main building also feature overhead roll-up doors.

The equipment sales and service storage building to the west of the main building is depicted as a maximum of 20 feet high and is constructed of sheet metal panels. There are overhead roll-up doors on the north, south, and west faces of the building.

The pallet office that is centrally located near the west property line is depicted as being a maximum of 15 feet high and is constructed with stucco.

Finally, there is a chain link fence that surrounds the entire property that varies from 5 feet to 6 feet in height, and the access gates are both shown as being 6 feet high. There is an additional 1 foot high installation of straight barbwire on top of all of the fencing around the site, including the access gates. Additionally, the applicant has noted that the pallets stored on site are stacked to a maximum height of 15 feet, greater than the height of the fence surrounding the site.

Floor Plans

The floor plan depicts the main building on the southern half of the property as being made up of four main suites and two small office spaces, and these areas are utilized by three different businesses. The first business is located within the central suite of the building and is occupied by "Trailer Depot", an equipment service company. This suite is listed as 3,750 square feet. The north and east suites are occupied by "M&H Pallets", a pallet manufacturing company. These two suites have a combined square footage of 6,950 square feet. The southernmost suite of the main building is currently vacant and is shown as 3,000 square feet. The two small office spaces, located on the west site of the building, are occupied by "M&H Pallets" and "Carson Trailer", an equipment trailer sales business and the third business on site. The "M&H Pallets" office is 300 square feet, and the "Carson Trailer" office is 600 square feet.

The first accessory building to the west of the main building is shown as being 1,681 square feet and is occupied by "Carson Trailer". The second accessory building is shown as being 2,308 square feet and is occupied by "M&H Pallets".

Applicant's Justification

The applicant states that this site is home to multiple businesses that have operated there since 1992. The site was recently sold, and in the transition between owners, UC-04-1502 (the prior land use approval for these uses) expired. The applicant states that the site will remain as it always has been, that there are few public customers, and that the surrounding area is heavily industrial. Additionally, the applicant states that when the property was originally developed it was somewhat desolate, and that much of the infrastructure was developed around it throughout time.

The applicant also states that the businesses on site all share a single dumpster and recycling container, and employees are encouraged to take their trash and recyclables home with them to reduce waste on site. Additionally, the applicant states that planting trees along the property line to the south and throughout the parking area would be cost restrictive, citing the need to remove asphalt and partially reconfigure the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400092-13 (UC-1502-04)	Wood manufacturing third extension of time - until September 23, 2018 to review landscaping and screening - expired	Approved by PC	November 2013
ET-400096-11 (UC-1502-04)	Wood manufacturing second extension of time - until September 23, 2013 to review landscaping and screening - expired	Approved by PC	November 2011
ET-400246-06 (UC-1502-04)	Wood manufacturing first extension of time - until September 23, 2011 to review landscaping and screening - expired	Approved by PC	November 2006
UC-1502-04	Original application for wood manufacturing not within an enclosed building with waivers for screen fencing along a street, street landscaping, trash enclosure, and slats in chain link fence - subject to 2 years for review - expired	Approved by PC	September 2004
VC-0550-92	Wood pallet manufacturing business not within an enclosed building with waivers for screen fencing along a street, street landscaping, and a wall enclosed trash area - subject to a 5 year review - expired	Approved by PC	August 1992

There were other land use approvals not related to this project that have since expired.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18 (AE-65)	Single-family residential
South	Corridor Mixed-Use	H-2 (AE-70)	Parking lot & undeveloped
East	Corridor Mixed-Use	CG (AE-65)	Undeveloped
West	Corridor Mixed-Use	IL (AE-65)	Equipment rental & 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

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.

While staff does not typically support a reduction in screening for outdoor storage, or for the stacking of items above the screen fence or wall, staff acknowledges that the conditions of the site which were previously approved for the same use have not changed. Screen fence height and the stacking of objects (pallets) up to 15 feet high can have negative visual impacts to the surrounding area, but staff can confirm that this site has been used for outdoor storage since the early 1990's based on previous land use approvals and satellite imagery. Developments to the north and east would be most heavily impacted, but the development to the north began long after the subject site's original approval, and the property to the east is still undeveloped. 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 & #3

While outdoor storage is not a permitted use when adjacent to an area subject to residential adjacency standards, and an intense landscape buffer is required along the north and east property lines, staff finds that outdoor storage has been the primary use at this location since the early 1990's, before the residential development to the north existed. The tentative map for the residential development to the north was finalized in 2018 and construction of these residences is still ongoing. Additionally, there is a drainage channel to the north of the outdoor storage site, south of the homes being constructed which adds an additional physical barrier for the residences. The property to the east of the site is undeveloped and requires a landscape buffer based on the planned land use, but similarly to the property to the north, any development that begins will be knowingly located adjacent to an outdoor storage facility. For these reasons, staff can support these requests.

Waivers of Development Standards #2 & #4

Street and parking lot landscaping are useful for preventing the urban heat island effect. Street landscaping improves the aesthetics of street frontages, while parking lot landscaping improves the aesthetics of individual sites. Staff acknowledges that the applicant is planning to plant 2 trees within the boundaries of their property along Las Vegas Boulevard, but 6 trees are required. Similarly, staff acknowledges that some pavement would need to be removed to install parking lot landscaping, but doing so would improve the site overall. Waiving any landscaping is never encouraged by staff, and for these reasons, staff cannot support these requests.

Waiver of Development Standards #5

While the site does not provide the necessary number of parking spaces in relation to the different businesses and uses on site, staff acknowledges that the site itself was developed and approved under a different set of standards, and that the businesses themselves are relatively low traffic with few customers at any given time. For these reasons, staff can support this request.

Waiver of Development Standards #6

Staff finds that the lack of gate setbacks for the site could potentially present a danger to vehicles entering and exiting the site. While the gates have existed for many years and traffic to and from the site is minimal, access gate setbacks are important to prevent accidents and improve overall safety in the area. The applicant states the access gates will remain open during business hours which does help mitigate any potential issues, but there is also no reason that the gates could not be relocated to improve the safety conditions on site. For these reasons, staff cannot support this request.

Waiver of Development Standards #7

The design standards set forth in Title 30 relating to security fencing are set in place for safety purposes, and the reduction of required height for barbed wire presents a safety hazard for staff and customers to the site. Staff acknowledges that the fencing and barbwire has existed for many years, but potential accidents involving barbwire and security fencing may happen at any time. Additionally, while the barbed wire provides additional security for the site, it could be removed and this waiver could be avoided altogether. For this reason, staff cannot 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 this site has been used for pallet manufacturing and storage since the early 1990s, and that the applicant has remained at this same site since then. Staff also notes that the site was originally approved to operate as it is now by UC-1502-04 and was further approved by multiple subsequent extensions of time up until September of 2018.

While the site does not feature a trash enclosure, a mobile dumpster and a recycling container are provided on site. Additionally, many of the accessory structures on site are not architecturally compatible with the main building, but a majority of them are not visible from Las Vegas Boulevard to the south and were previously approved as they are today.

While staff finds that the site does not meet current Title 30 standards, past approvals coupled with the fact that there are no proposed changes to the uses or existing structures on site lead staff to be supportive of this application. For this reason and those listed before, staff can support this request.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #3, and #5, and the design review; denial of waivers of development standards #2, #4, #6, and #7.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

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

Public Works - Development Review

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

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: March 18, 2025 – HELD – To 05/06/25 – per staff for the applicant to return to the Sunrise Manor Town Board.

APPLICANT: SCHMID & COOK, LLC

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

DRAFT

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0192-3591 BOULDER HIGHWAY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.

DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone.

Generally located on the northeast of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

161-07-102-009; 161-07-102-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Boulder Highway where a 6 foot wide landscape strip is required per Section 30.04.01D.
2. Increase the fence height along the front property line (adjacent to Boulder Highway) to 6 feet where 3 feet is required per Section 30.04.03 (a 100% increase).
3. Allow a non-decorative fence along a street (Boulder Highway) where a decorative fence is required per Section 30.04.03B.
4. Reduce the access gate setback to zero feet where 18 feet is the minimum required per Section 30.04.03E (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3591 Boulder Highway
- Site Acreage: 0.6
- Project Type: Vehicle sales
- Number of Stories: 1
- Building Height (feet): 12 (all office and showrooms)
- Square Feet: 1,196 (existing showroom - north parcel)/752 (existing office with showroom - north parcel)/1,645 (existing office and showroom - south parcel)/2,077 (total for offices)/1,516 (total for showrooms)
- Parking Required/Provided: 4/4

- Sustainability Required/Provided: 7/0

History & Site Plan

The site plan depicts 2 parcels located on the northeast side of Boulder Highway. The site was originally approved as a vehicle sales facility via UC-0354-92 and VC-0715-92. The site was developed per the approved plans; however, the property owner did not return for a 5 year review. Thus, the applications expired.

The northern parcel is 161-07-102-009. This parcel includes several existing buildings and areas related to the vehicle sales facility. The site plan shows that the northern portion of this parcel has an existing vehicle display area and an existing area of trash and recycling cans. Along the northwest property line, there is an existing showroom building. There is an additional office with a patio area with an additional attached showroom. South of these buildings there is an existing vehicle display area. To the west of the office and showroom buildings there are 4 existing parking spaces.

Cross access is provided between the northern and southern parcel (161-07-102-010). Within the southern parcel, the site plan depicts an existing office and showroom building along the east property line. The plan also shows an area for trashcans south of the building and there are 4 parking spaces west of the building. Lastly, there is an existing vehicle display area on the southern portion of this parcel.

Access to the site is provided via existing driveways along Boulder Highway. Furthermore, there is an existing 6 foot high wrought-iron fence located along the majority of the west property line (north parcel) adjacent to Boulder Highway. However, a portion of the existing fencing along the west property line (south parcel) includes a chain link fence, which is not permitted per code. The site plan shows existing screening along the north and east property lines. The applicant is not proposing a new trash enclosure since the site was previously approved to not provide one via VC-0715-92. Although this application expired, the applicant is proposing to maintain what was previously approved.

The applicant is requesting to increase the height of the existing fence to 6 feet along the front property line (adjacent to Boulder Highway) where 3 feet is the maximum allowed per Code. Furthermore, the applicant is requesting to allow the existing chain-link fence to remain along the southern portion of the west property line. Lastly, the applicant is also requesting to reduce the access gate setback to zero feet where a minimum of 18 feet is required per Section 30.04.03E.

Landscaping

No landscaping is proposed on the site. The applicant is requesting to eliminate street landscaping along Boulder Highway where a 6 foot wide landscape strip is required per Section 30.04.01D.

Elevations

Photos depict that all existing buildings have a maximum height of 12 feet. All exterior faces of the main building feature a mixture of metal panels and sheeting, CMU block, with a metal

paneled roof. Per the submitted photos, the showroom on northern parcel includes 2 roll-up doors. There is an existing 6 foot high wrought iron fence along a portion of the west property line, attached to this fence, there is an existing 6 foot high chain-link fence which extends along the southwest portion of the site. Lastly, there is existing screening along the north and east property lines consisting of CMU block and wrought iron.

Floor Plans

The sales office located on parcel 161-07-102-010 has an overall area of 1,645 square feet. The office located on parcel 161-07-102-009 has an overall area of 432 square feet, the showroom on east of the office building located on parcel 161-07-102-009 has an overall area of 320 square feet, and the showroom on north of the office building located on parcel 161-07-102-009 has an overall area of 1,196 square feet.

Applicant's Justification

The applicant states that this site has operated as vehicle sales since 1992, UC-0354-92 and VC-0715-92 (the prior land use approval for these uses) have expired. The applicant also states the business has been issued for vehicle sales from 1992 through August 2024; therefore, the property owner assumed that the prior land use was not expired. The applicant states that the site will remain as it always has been.

The applicant also states that the trash enclosure is not necessary because the property owners provide residential style trash and recyclable containers hidden from view behind the CMU block showroom on north of the office building located on parcel 161-07-102-009.

The applicant states that no building on the site is unpermitted and there are no issues with code enforcement. Additionally, the applicant states that changes in the new Title 30 should not create hardship for the property owner.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0607	Reclassified from H-2 to CG zoning	Approval by BCC	December 2024
UC-0354-92	Automobile sales in conjunction with an existing radiator service and repair shop - expired	Approval by PC	November 1992
VC-0715-92	Allow a mobile trailer as a sales office, eliminate side setback, waive street landscaping and waive wall enclosure around a trash bin - expired	Approval by PC	November 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	H-2	Motel & vehicle related uses
South	Business Employment	H-2	Vehicle related uses

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	H-2	Commercial building with vehicle repair facility
West	Corridor Mixed-Use	CG	Trailer sales facility

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1

The applicant is requesting to waive all street landscaping along Boulder Highway. Staff finds that the presence street landscaping may reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Staff finds that although VC-0715-92 waived street landscaping; the application expired; therefore, street landscaping is required per today's Code. Staff does not support this request.

Waivers of Development Standards #2 & #3

The existing 6 foot high wrought iron fence along Boulder Highway has been on site for many years. Staff finds that the height of the existing fence does not negatively impact the site. Although, the existing chain-link fence is non-decorative and is adjacent to Boulder Highway, the chain-link fence is adjacent for only a portion of the site. Staff can support these requests; however, since staff does not support the other waivers of development standards, or the design review, staff cannot support this request.

Waivers of Development Standards #4

Staff finds that there is enough area on the subject parcels to accommodate the required 18 foot access gate setback from the property line. Staff finds that the lack of a gate setback for the site could potentially present a danger to vehicles entering and exiting the site. Access gate setbacks are important and improves overall safety in the area. For these reasons, staff cannot support this request.

Design Review

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

Staff finds that the site was approved to operate a vehicle sales facility via UC-0354-92 and VC-0715-92 subject to a 5 year review. The review was never completed; therefore, the application expired. Although the site has been in operation since 1992, the site does not meet current Title 30 standards. The proposed plans show that there are no proposed changes to the uses or existing structures on the site. Since staff does not support the waivers of development standards, staff cannot not support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 3591 BOULDER HIGHWAY, LLC

CONTACT: LISA DE SANTIAGO, NEWPORT MOTORS/AZTEC MOTORS, 27N E.
SAHARA AVENUE, LAS VEGAS, NV 89104



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-102-009 & 161-07-102-010

PROPERTY ADDRESS/ CROSS STREETS: 3591 & 3585 Boulder Hwy Boulder Hwy & Sahara Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for landscaping and enclosed trash dumpster as was previous approved and lapsed because of not obtained five year review in 1997, DESIGN REVIEW FOR VEHICLE SALES LANDSCAPE PER 30.04.1017, LANDSCAPE 30.04.0108, FENCE HEIGHT TO 6' WHERE 3' IS REQ'D 30.04.03 WAIVER TO ELIMINATE ACCESS GATE SETBACK PER 30.04.03E3

PROPERTY OWNER INFORMATION

NAME: 3591 Boulder Highway LLC

ADDRESS: 3591 & 3585 Boulder Hwy

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702-641-3777

CELL 702-326-2623

EMAIL: lisa.desantiago@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: 3591 Boulder Highway LLC

ADDRESS: 2711 E Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

REF CONTACT ID # _____

TELEPHONE: 702-641-3777

CELL 702-326-2623

EMAIL: lisa.desantiago@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: 3591 Boulder Highway LLC

ADDRESS: 2711 E Sahara Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

REF CONTACT ID # _____

TELEPHONE: 702-641-3777

CELL 702-326-2623

EMAIL: lisa.desantiago@mail.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)*

Ghassan Merhi

Property Owner (Print)

Date

1/24/25

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)

WS-25-0192

PC MEETING DATE

05/06/25

CC MEETING DATE

TAB/CAC LOCATION

SUNRISE Manor DATE 04/10/25

ACCEPTED BY

Rp

DATE

2/26/25

FEES

\$1300.00

DENNIS E RUSK ARCHITECT
616 SOUTH EIGHT STREET
LAS VEGAS, NEVADA 89101
denniserusk@gmail.com

DATE: February 10, 2025 February 20, 2025
TO WHOM: Clark County Planning and Zoning
PROJECT: Auto Sales
3591 & 3585 Boulder Hwy
APN 161-07-102-009 & 010
ITEM: Justification letter Revised

HISTORY

APN 161-07-102-009 & 010 was zoned H-2 with waiver of conditions in 1992 (UC 0354-92 and VC 0715-92) with a five-year review of any issues. There were no issues raised, and the review was not documented by notice as occurring (administratively or public hearing), therefore staff conclude that it did not happen and in the staff's opinion the waivers have lapsed. However, Business licenses have been issued for auto sales from 1992 through August 2024. The property owners assumed the waivers remain in effect without further action. The issuance of Business licenses is further proof that the original waivers granted in 1992 remain in full force. Staff had not taken any previous action in not rescinding the waivers and therefore has granted the review administratively. Change in ownership never affects the zoning or waiver of conditions of a specific parcel and therefore the staff's decision that the waivers of conditions granted in 1992 have lapsed is arbitrary, capricious, and erroneous, in my opinion, and I disagree.

Effective January 1, 2024, the revised Title 30 is the new Clark County Ordinance, eliminating H-2 Zoning and requires property owners to rezone the property to either CG or IL.

APN 161-07-102-009 & 010 was rezoned CG on December 18, 2024 (ZC-24-0607) without the waiver of conditions being included as they should have been, or at a minimum, at the time of that application process, staff should have alerted that, in staff's opinion those waivers had lapsed and should have been included with the re-zoning application. The staff's subsequence informing the new property owners that they would require a Special Use Permit was also misleading and false.

WS-25-0192

An application of the exact same Business license for the tenant, for the used car dealer same use, Auto Gallery, was made May 22, 2024, is what raised the issue that required the zone change. The waivers were not included with that application, and the owner was informed that a Special Use Permit would be required. The owner made the pre-application and scheduled the follow-up meeting January 9, 2025, and discovered that a Special Use Permit was not necessary, however a waiver of Conditions is required. A hold harmless letter to release the pending business license was also required and provided. During the process of completing the application for the Waiver of Conditions staff determined that Waiver of Development Standards is required with a completely new process with a pre-application request and the hold on the Business license shall remain until the application was accepted.

At the pre-application meeting on February 13, 2025, the applicant was informed that the new Waiver of Development Standards was unnecessary and the original waiver of Conditions would apply, thus cause and effect of a lost month in processing the Business license. I agree that this process is to document that the original waiver of Conditions remain in full force as should have been.

This project was built under the 1988 Uniform Building Code and is NOT a new Development or new Construction. No new construction is proposed, nor anticipated and all buildings on the site have been there for a long length of time. Therefore, all applicable codes, rules regulations and ordinances remain at the time of initial approval. Staff are not allowed to pick and choose what portions of the new Title 30 they wish to enforce. The ANSI standards for accessibility were adopted after the 1988 UBC and are exempt. The New Title 30.04.05 section J. Sustainability does not apply. See 30.04.5 J Applicability is for New Development only. This is not a New Development.

APPLICATION

This application is to reinstate the previously approved waivers of Conditions and obtain business licenses for the same use that has been in existence since 1992. A Design Review for Vehicle Sales is also moot; however I agree to include the Design Review for Vehicle Sales with this application. I also agree that the following waivers, Street landscape per section 30.04.0107, waiver of Development Standards for parking lot landscaping 30.04.0108, waiver of Development Standards to increase the WI fence to 6' where 3' feet is required 30.04.03, waiver of Development Standards to eliminate access gate setback per section 30.04.03E3, and reinstate previous elimination of trash enclosure.

The original waivers include the street landscaping requirements and enclosed trash dumpsters. These waivers were previously approved in 1992. The Staff inclusion of the new Title 30 landscaping provisions only apply to a New Development, not one existing for the past 32 years.

The owners provide residential style trash and recyclable containers hidden from view behind the block showroom walls in the rear of the property. There is no adjacent

WS-25-0192

residential zoning at any of the adjacent properties. A commercial trash dumpster and enclosure totally unnecessary.

The Sustainable matrix is 0 as the project is 32 years old.

Parking required on these two properties required on 3591 Boulder Hwy ($1645 / 500 = 4$) and 3585 Boulder Hwy ($1948/500 = 4$) and is provided as required.

Similar applications (APR-24-10792) to adjust to the new Title 30 have been approved and sets a precedent. Please review APR-24-10792 as that application to re-zone was where similarly the H-2 was eliminated has maintained ALL Special Use Permits and Waiver of Conditions in place with the new Zone Change to CG.

The change in the new Title 30 should not create a hardship for the property owners, and at best 30-year-old records in Clark County are occasionally sketchy at best. I am unaware of any unpermitted building on the site, without any code enforcement issues for the last 32 years, that would document that any unpermitted buildings exist.

Per the agreement with Staff that upon the date for the pre-application meeting, now the roll-back previous date of January 9, 2025 or pre-application meeting date of February 13, 2025 that the pending hold on the Business license would be removed by the Planning Staff, please remove forthwith.

Thank you,

Dennis E Rusk Architect

WS-25-0192

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700017-9 OF A KIND, LLC:

PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres.

Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor. TS/mc (For possible action)

RELATED INFORMATION:

APN:

161-10-202-001

EXISTING LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

PROPOSED LAND USE PLAN:

COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 32.36
- Existing Land Use: undeveloped

Applicant's Justification

The applicant requests a Master Plan amendment to Compact Neighborhood (CN) for the purpose of rezoning the property to RM18. The site is surrounded by consistent land use categories and serves as a transitional land use. The amendment request responds to the urgent need for infill developments in the County. One characteristic of the CN designation is to support a wide range of housing types at various densities, states the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Zone change to R-2 for a PUD - expired	Approved by BCC	October 2020
ZC-1649-98	Zone change from R-E to P-F for a golf course	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood & Public Use	RS3.3 & RS20	Flood channel (Las Vegas Wash) & single-family residential subdivision
South	Public Use	P-F & R-2	City of Las Vegas water treatment facility & single-family residential subdivision
East	Public Use & Business Employment	RS20 & IH	NV Energy substation
West	Compact Neighborhood	RM18	Single-family residential subdivision

Related Applications

Application Number	Request
ZC-25-0220	Zone change from PU to RM18 zoning is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

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

The applicant requests a change from Public Use (PU) to Compact Neighborhood (CN). Intended primary uses in the Compact Neighborhood category include single-family homes, townhomes and multiplex developments. The subdivision east of the subject site is designated CN. South of the subject parcel is an existing development with single-family homes and townhomes.

The request for Compact Neighborhood (CN) is compatible with the surrounding area. The parcel is accessed via a collector street, Vegas Valley Drive. This thoroughfare should be able to accommodate any increased traffic due to future development on the site. The request complies with Policy 1.4.4 of the Master Plan, which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the

surrounding area. For these reasons, staff finds the request for the CN land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m. unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

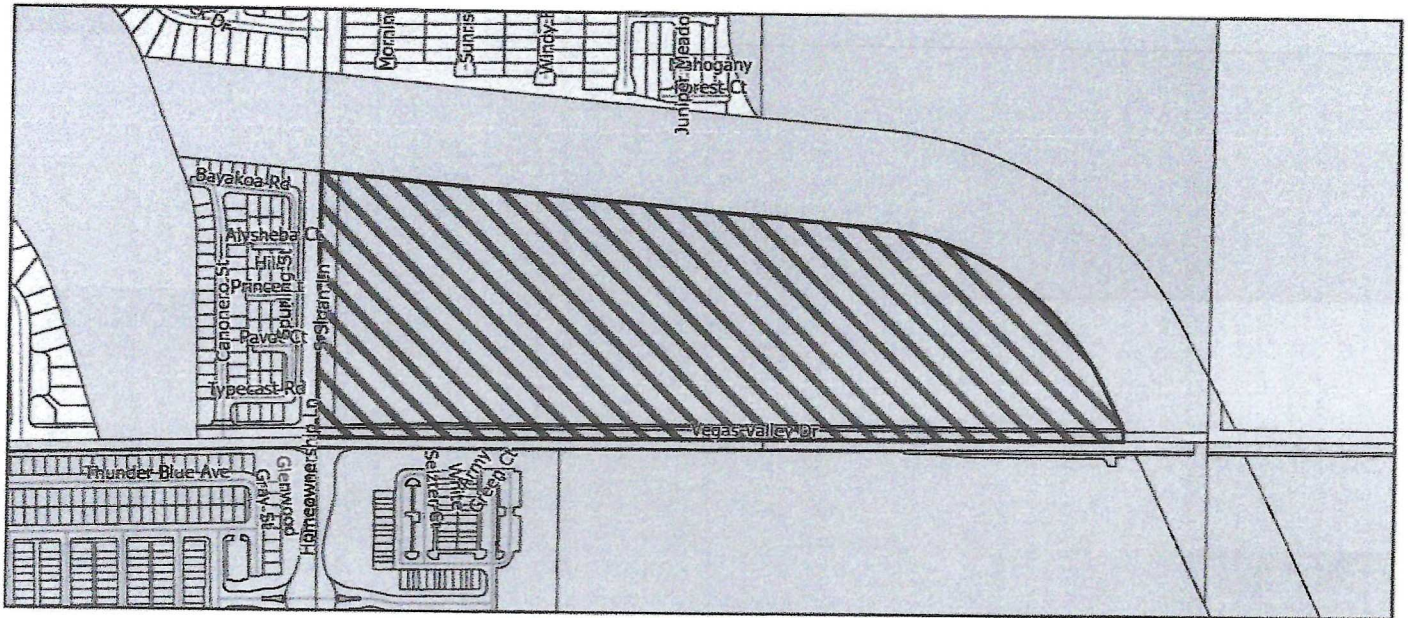
PROTEST:

APPLICANT: 9 OF A KIND, LLC

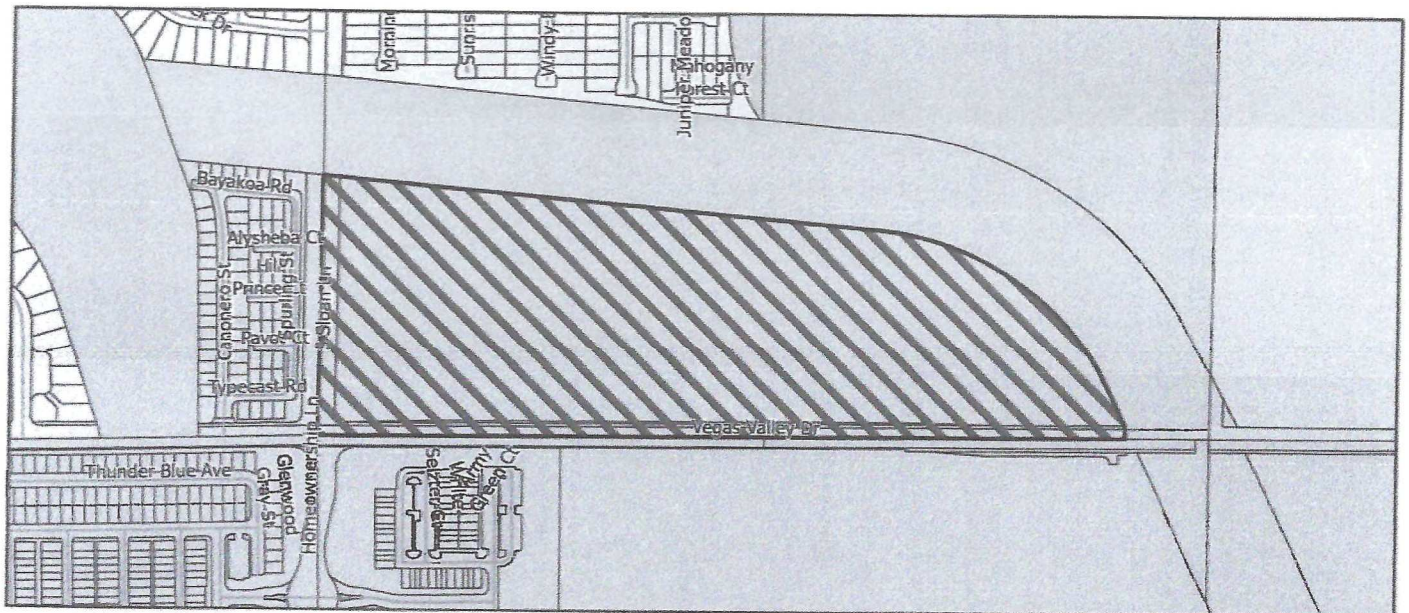
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

Planned Land Use Amendment PA-25-700017

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

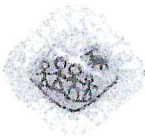
- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Sunrise Manor Clark County, Nevada

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-10-202-001

PROPERTY ADDRESS/ CROSS STREETS: North side of Vegas Valley Drive and east side of Sloan Lane (alignment)

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment from Public Use (PU) to Compact Neighborhood (CN) (up to 18 dwelling units per acre).

PROPERTY OWNER INFORMATION

NAME: 9 OF A KIND, LLC

ADDRESS: 1700 S. Pavilion Center Drive, Suite 950

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: (702) 929-3126 CELL (702) 493-0031 EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)

NAME: 9 OF A KIND, LLC

ADDRESS: 1700 S. Pavilion Center Drive, Suite 950

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: (702) 929-3126 CELL (702) 493-0031 EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo

ADDRESS: 204 Belle Isle Ct

CITY: Henderson

STATE: NV

ZIP CODE: 89012

REF CONTACT ID # 191488

TELEPHONE: (702) 379-6601 CELL 702-379-6601 EMAIL: Dgordillo@cox.net

*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)*

Property Owner (Print)

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 checked="" 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	<input type="checkbox"/> OTHER

APPLICATION # (s) PA-25-200017

PC MEETING DATE May 6

BCC MEETING DATE June 4

LAB/AC LOCATION Sunrise Manor

DATE April 10

ACCEPTED BY MC

DATE 3-13-25

FEE PA 3,200

3,200

February 3, 2025

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

RE: Master Plan Amendment to Compact Neighborhood (CN) (APN: 161-10-202-001)

On behalf of 9 OF A KIND, LLC, we are requesting a master plan amendment from Public Use (PU) to Compact Neighborhood (CN) – up to 18 du/ac for the purpose of rezoning the property to RM18 zoning. The RM18 zoning is established to accommodate a wide range of high-density, single- and multi-family residential development and is intended to serve as a transition between moderate-density residential neighborhoods and high-density residential, commercial, and mixed-use areas. The subject site is 32.4 acres, zoned Public Facility (PF), and located on the east side of Sloan Lane and the north side of Vegas Valley Drive.

The Compact Neighborhood category is a residential category with primary land uses consisting of single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include, but not limited to, accessory dwelling units, multiple family dwellings, and other complementary uses. One of the characteristics of Compact Neighborhood (CN) is to support a wide range of housing types at varied densities. Therefore, the Compact Neighborhood request is entirely consistent and compatible with the existing land use categories and the existing zoning in the immediate area. This request is accompanied by a land use application with a zone change for RM18 zoning for a future (townhome) residential development.

The context of the site's location justifies this request and a good example of furthering goals and policies under the Clark County Master Plan. The site is bounded by an arterial and collector street and a flood control channel. The site is surrounded by consistent land use categories and serves as a good example of a transitional land use and density project along with an integrated mix of housing types. Immediately to the north, east, and south is property planned Public Use (PU) and zoned Public Facility (PF). Also to the south is a developing townhome residential development consistent with the proposed planned land use and zoning for this site. To the west is an existing development that is master planned Compact Neighborhood and zoned RM18. This site was previously approved for a townhome residential development and was found to be a compatible use that functions as a transitional land use. Therefore, the request is entirely consistent and compatible with the immediate area.

Furthermore, the proposed Master Plan Amendment responds to the urgent need for infill developments within Clark County. Infill development is crucial for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing the underutilized site, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The proposed master plan amendment is harmonious with the existing community while responsibly addressing the growing demand for housing.

The proposed plan amendment fully complies and furthers goals and policies contained within the Clark County Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The project furthers Goal 1.1 which encourages providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. Additionally, the

D G Consultants

request complies and furthers **Goal 1.3** which encourages the development of new neighborhoods that embody Clark County's core values.

The request is compliant with specific policies related to residential development and housing options as follows:

1. Policy 1.1.1: Mix of Housing Types which encourages, in part, the provision of diverse housing types at varied densities and in numerous locations;
2. Policy 1.3.1: Neighborhood Identity which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas and other character defining features that contribute to a distinct neighborhood identity;
3. Policy 1.3.2: Mix of Housing Options within Neighborhoods encourages, in part, a mix of housing options, both product types and unit sizes, within neighborhoods;
4. Policy 1.3.3: Neighborhood Services encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike; and
5. Policy 1.3.5: Neighborhood Livability encourages, in part, the integration and connection of parks, trails, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents.

Finally, the proposed land use complies with policies related to neighborhood integrity and neighborhood revitalization. The proposed site for the Compact Neighborhood (CN) plan amendment corresponding primary land uses will not have an adverse, negative impact on services and facilities not already planned in the area.

Therefore, the proposed land use category will achieve the following: a) the proposed amendment is in harmony with the purpose, goals, policy statements, and objectives of the Clark County Master Plan and Title 30; b) the proposed amendment will not have substantial or undue adverse effects on adjacent properties, character of the area, traffic conditions, public improvements, general prosperity, or other matters affecting the public health, safety, and general welfare; and c) the proposed amendment will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,



05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0220-9 OF A KIND, LLC:

ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (For possible action)

RELATED INFORMATION:

APN:

161-10-202-001

LAND USE PLAN:

COMPACT NEIGHBORHOOD – (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 32.36
- Existing Land Use: undeveloped

Applicant's Justification

The applicant requests a zone change to RM18 (Residential Multi-Family 18) for a future residential development. The site is surrounded by similar land use categories and is surrounded by an arterial and collector street and a flood control channel, states the applicant. There is a developing townhome project south of the subject site across Vegas Valley Drive that is consistent with the proposed RM18 zoning.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Zone change for a planned urban development - expired	Approved by BCC	October 2020
ZC-1649-98	Zone change from R-E to P-F zoning for a golf course	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood & Public Use	RS3.3 & RS20	Flood channel (Las Vegas Wash) & single-family residential subdivision
South	Public Use	P-F & R-2	City of Las Vegas water treatment facility & single-family residential subdivision
East	Public Use & Business Employment	RS20 & IH	NV Energy substation
West	Compact Neighborhood	RM18	Single-family residential subdivision

Related Applications

Application Number	Request
PA-25-700017	Plan amendment for Compact Neighborhood (CN) 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. There is an existing RM18 zoned subdivision located west of the subject site across Sloan Lane. In the surrounding area there are 4 other RM18 zoned subdivisions, as well as numerous other existing subdivisions zoned RS5.2 and RS3.3. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RM18 zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the 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.

Fire Prevention Bureau

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 9 OF A KIND, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-10-202-001

PROPERTY ADDRESS/ CROSS STREETS: North side of Vegas Valley Drive and east side of Sloan Lane (alignment)

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from Public Facility (PF) to Residential Multi-Family (RM18) for a future (townhome) residential development.

PROPERTY OWNER INFORMATION

NAME: 9 OF A KIND, LLC

ADDRESS: 1700 S. Pavilion Center Drive, Suite 950

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: (702) 929-3126 CELL (702) 493-0031 EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)

NAME: 9 OF A KIND, LLC

ADDRESS: 1700 S. Pavilion Center Drive, Suite 950

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: (702) 929-3126 CELL (702) 493-0031 EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo

ADDRESS: 204 Belle Isle Ct

CITY: Henderson

STATE: NV

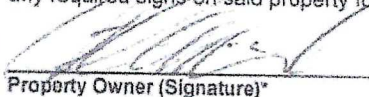
ZIP CODE: 89012

REF CONTACT ID # 191488

TELEPHONE: (702) 379-6601 CELL 702-379-6601 EMAIL: Dgordillo@cox.net

*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)*

Thomas H. Cordick Murray
Property Owner (Print)

2-3-25
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PJDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☒ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER

APPLICATION # (s) ZC-25-0220

PC MEETING DATE May 6

BCC MEETING DATE June 4

TAB/AL LOCATION Sunrise Manor DATE April 10

ACCEPTED BY ML

DATE 3-13-25

FEE \$ 1,200

February 3, 2025

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

RE: Zone Boundary Amendment (APN: 161-10-202-001)

On behalf of 9 OF A KIND, LLC, we are requesting a zone boundary amendment (zone change) to Residential Multi-Family 18 (RM18) zone for a future (townhome) residential development. No specific development plans are part of this submittal. The RM18 zoning is established to accommodate a wide range of high-density, single- and multi-family residential development and is intended to serve as a transition between moderate-density residential neighborhoods and high-density residential, commercial, and mixed-use areas. The subject site is 32.4 acres, zoned Public Facility (PF), and located on the east side of Sloan Lane and the north side of Vegas Valley Drive.

Zone Boundary Amendment

The request for RM18 is for the development of a future residential development consisting of townhomes. The site was previously approved for a townhome residential development. The proposed development will add valuable housing opportunities to this area, which already has a strong residential presence. Additionally, the development will connect to the nearby Public Facilities, enhancing the community's quality of life by providing more accessible amenities for residents to enjoy. The proposed change to RM18 reflects a forward-looking approach that addresses the evolving needs of the region.

The context of the site's location justifies this request and a good example of furthering goals and policies under the Clark County Master Plan. The site is bounded by an arterial and collector street and a flood control channel. The site is surrounded by consistent land use categories and serves as a good example of a transitional land use and density project along with an integrated mix of housing types. Immediately to the north, east, and south is property planned Public Use (PU) and zoned Public Facility (PF). Also to the south is a developing townhome residential development consistent with the proposed planned land use and zoning for this site. To the west is an existing development that is master planned Compact Neighborhood and zoned RM18. Therefore, the request is entirely consistent and compatible with the immediate area.

The project complies with multiple Goals and Policies contained within the Clark County Master Plan. Goal 1.1 encourages the provision of additional opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities while Policy 1.4.4 encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. Goal SM-1 encourages reinvestment in established areas of Sunrise Manor and Policy SM-1.1 which encourages revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. Targeted infill should support more varied housing options—type, density, and price point—that allow residents to remain in the neighborhood regardless of age, family structure, or income.

The request is compliant and furthers Policy SM-1.2 for adaptive reuse which repurposes and reinvents vacant or functionally obsolete buildings through adaptive reuse in older neighborhoods of Sunrise Manor—where practical and consistent with development—to promote reinvestment and support countywide sustainability initiatives. Policy SM-4.2 for connections to neighboring communities which

D G Consultants

improves pedestrian, bicycle, transit, and automobile connections between Sunrise Manor and the City of Las Vegas, City of North Las Vegas, Las Vegas Strip, and other unincorporated communities by implementing improvements to sidewalks and bike lanes, intersection design that prioritizes pedestrian safety, and pedestrian bridges or underpasses at stormwater infrastructure and highways.

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

Thank you for your consideration.

Sincerely,

Dionian Smith

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700018-JAB HOLDING, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres.

Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-21-701-004

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.46
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for the Neighborhood Commercial (NC) land use category is compatible with the surrounding area since the adjacent properties to the east and west are currently zoned Commercial General (CG) with additional commercial properties located on the north side of Lake Mead Boulevard. The proposed NC land use category will also provide a benefit to the community by allowing for additional commercial services in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3 & CG (AE-65)	Undeveloped & commissary
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Commercial building
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
ZC-25-0221	A zone change to reclassify the site from RS3.3 to CG is a companion item on this agenda.
WS-25-0223	A waivers of development standards and design review for a retail/commercial facility is a companion item on this agenda.
VS-25-0222	A vacation and abandonment for a portion of right-of-way being Lake Mead Boulevard is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Compact Neighborhood (CN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is compatible with the surrounding area. The adjacent parcel to the west is already planned for Neighborhood Commercial (NC) uses and is zoned CG, while the north half of the adjacent parcel to the east that fronts Lake Mead Boulevard is currently zoned CG which is conforming to the Neighborhood Commercial (NC) land use category. Additionally, the properties to the north across Lake Mead Boulevard are either planned and/or zoned for commercial uses. Furthermore, the site is located along an arterial street (Lake Mead Boulevard) which should be able to

accommodate any increase in traffic from a commercial use. The request complies with Policy SM-1.1 which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

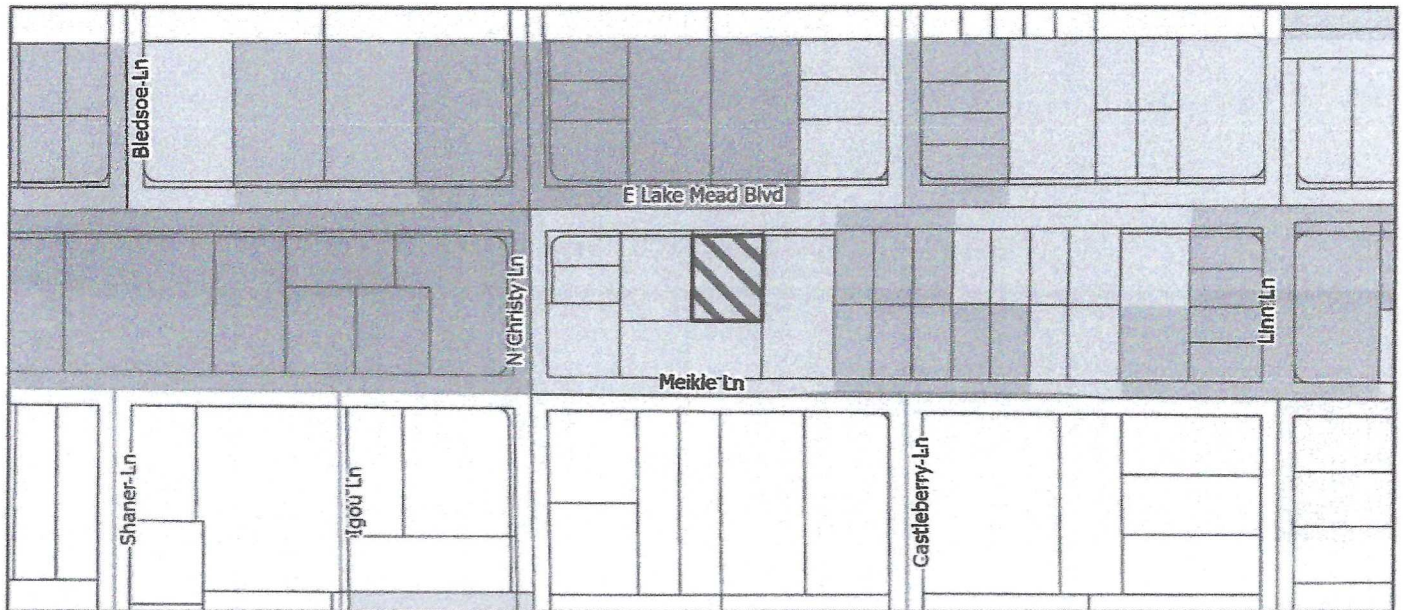
PROTEST:

APPLICANT: IAB HOLDING, LLC

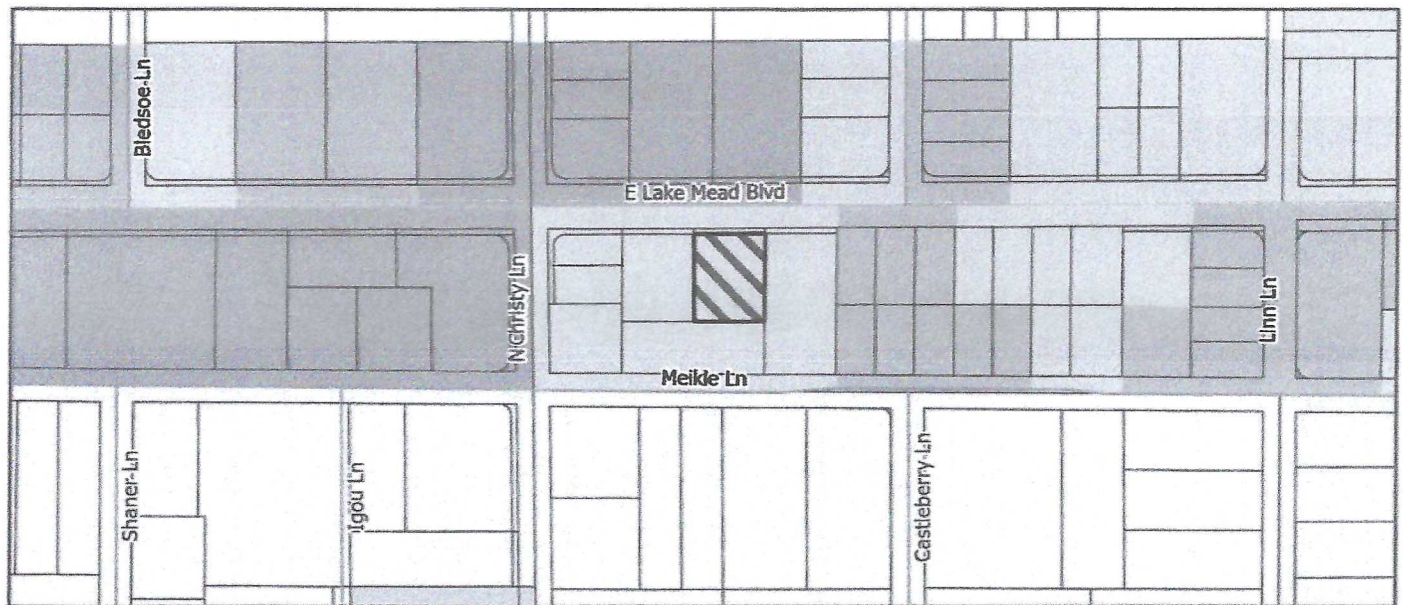
CONTACT: JAMES CHILDS, 7510 APPLE SPRINGS AVENUE, LAS VEGAS, NV 89131

Planned Land Use Amendment PA-25-700018

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Planning Areas

Requested Area To Change

Sunrise Manor Clark County, Nevada

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





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-701-004

PROPERTY ADDRESS/ CROSS STREETS: 275' East of Christy Lane on the South Side of E. Lake Mead Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment to reclassify the above property from Compact Neighborhood to Neighborhood Commercial.

PROPERTY OWNER INFORMATION

NAME: JAB Holding LLC

ADDRESS: 4621 N. Lamb Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 888-522-8721

CELL 702-591-7975

EMAIL: ines.e@jabco.com

APPLICANT INFORMATION (must match online record)

NAME: JAB Holding LLC

ADDRESS: 4621 N. Lamb Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

REF CONTACT ID # _____

TELEPHONE: 888-522-8721

CELL 702-591-7975

EMAIL: ines.e@jabco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James Childs, P.E.

ADDRESS: 7510 Apple Springs Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

REF CONTACT ID # _____

TELEPHONE: 702-502-8351

CELL 702-502-8351

EMAIL: jchilds175@gmail.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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)

INES ESQUIVEL
JAB HOLDINGS LLC
Property Owner (Print)

1/27/25
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) PA-25-700018

ACCEPTED BY MNO

PC MEETING DATE 5/16/25

DATE 2/11/25

BCC MEETING DATE 6/4/25

FEES \$3,200

TAB/CAC LOCATION 4/10/25 SCORPSE DATE 4/10/25
MANOR 6:30 pm

January 27, 2025

Clark County
Department of Development Services
Comprehensive Planning Department
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

**RE: Justification Letter for a Master Land Use Plan Amendment for a
retail/commercial facility in an existing RS3.3 zone for APN 140-21-701-004.**

To whom it may concern,

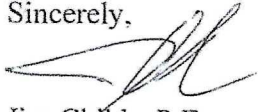
Please accept this as the required justification letter for the proposed Master Plan Amendment for the above referenced properties. The property owner is requesting a Master Plan Amendment of the subject property from Compact Neighborhood to Neighborhood Commercial.

The site is located on the south side of East Lake Mead Blvd. 275 feet east of Christy Lane. The requested Master Plan Land Use classification is justified as it is compatible with the adjacent parcels along E. Lake Mead Blvd. Both these parcels on each side of the subject parcel along E. Lake Mead are currently zoned as Commercial General and there are commercial use and master planned commercial properties on the north side of E. Lake Mead Blvd. across from the subject property. Additionally, the requested land use classification will benefit the community as it is consistent with the commercial and multifamily development along the East Lake Mead Blvd. mixed use corridor.

Additionally, we have met with the CC Commissioner and her staff and have received a conceptual concurrence for this amendment. A Notice for a Neighborhood Meeting regarding this proposed Amendment and Land Use Plan was also sent to property owners as required by Title 30. However, none of the notified property owners attended the meeting.

Thank you for your time and consideration in this matter. If there are any questions or additional information needed, please do not hesitate to call at your convenience.

Sincerely,



Jim Childs, P.E.
Project Engineer
(702) 502-8351

Enclosures:

PLANNING
COPY

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0221-JAB HOLDING, LLC:

ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

140-21-701-004

PROPOSED LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.46
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for CG zoning is compatible with the surrounding area since the adjacent properties to the east and west are currently zoned CG with additional commercial properties located on the north side of Lake Mead Boulevard.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3 & CG (AE-65)	Undeveloped & commissary
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Commercial building
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
PA-25-700018	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
WS-25-0223	A waivers of development standards and design review for a retail/commercial facility is a companion item on this agenda.
VS-25-0222	A vacation and abandonment for a portion of right-of-way being Lake Mead Boulevard 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 CG zoning on the site is compatible with the surrounding area. The adjacent parcel to the west and the north half of the adjacent parcel to the east that fronts Lake Mead Boulevard are already zoned CG. Additionally, the properties to the north across Lake Mead Boulevard are either zoned CG or planned for commercial uses. Furthermore, the site is located along an arterial street (Lake Mead Boulevard) which should be able to accommodate any increase in traffic from a commercial use. The request complies with Policy SM-1.1 which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JAB HOLDING, LLC
CONTACT: JAMES CHILDS, 7510 APPLE SPRINGS AVENUE, LAS VEGAS, NV 89131

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-701-004

PROPERTY ADDRESS/ CROSS STREETS: 275' East of Christy Lane on the South Side of E. Lake Mead Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone (in conjunction with a Master Plan Amendment) of the above property from Residential Single family3.3 (RS3.3) to Commercial General (CG).

PROPERTY OWNER INFORMATION

NAME: JAB Holding LLC

ADDRESS: 4621 N. Lamb Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 888-522-8721

CELL 702-591-7975

EMAIL: ines.e@jabco.com

APPLICANT INFORMATION (must match online record)

NAME: JAB Holding LLC

ADDRESS: 4621 N. Lamb Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

REF CONTACT ID # _____

TELEPHONE: 888-522-8721

CELL 702-591-7975

EMAIL: ines.e@jabco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James Childs, P.E.

ADDRESS: 7510 Apple Springs Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

REF CONTACT ID # _____


TELEPHONE: 702-502-8351

CELL 702-502-8351

EMAIL: jchilds175@gmail.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 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)*

INES ESQUIVEL
JAB HOLDING LLC
Property Owner (Print)

1/27/25
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) 20-25-0221

ACCEPTED BY MNO

PC MEETING DATE 5/6/25 @ 7:00 PM

DATE 3/11/25

BCC MEETING DATE 6/4/25 @ 9:00 AM

FEES \$1,200

TAB/CAC LOCATION 4/10/25 @
SUNRISE MANOR

DATE 4/10/25
6:30 PM

January 27, 2025

Clark County
Department of Development Services
Comprehensive Planning Department
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

RE: Justification Letter for a Zone Change for a Retail/Commercial facility in an existing RS3.3 zone, APN 140-21-701-004.

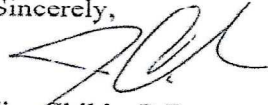
To whom it may concern,

Please accept this as the required justification letter for a zone change for a retail/commercial facility at the above referenced property. The property owner is requesting a zone boundary amendment reclassifying the subject property from RS3.3 (Residential Single Family 3.3) to CG (Commercial General). A Master Plan Amendment will be submitted concurrently to reclassify this property's General Land Use designation from Compact Neighborhood to Neighborhood Commercial.

The site is located on the south side of East Lake Mead Blvd. 275 feet east of Christy Lane. The requested land use is justified as it is compatible with the adjacent parcels along the E. Lake Mead Blvd. corridor. Both the parcels on each side of the subject parcel along E. Lake Mead are currently zoned Commercial General (CG) parcels and there are commercial use and master planned commercial properties on the north side of E. Lake Mead Blvd. across from the subject property as well.

Thank you for your time and consideration in this matter. If there are any questions or additional information needed, please do not hesitate to call at your convenience.

Sincerely,



Jim Childs, P.E.
Project Engineer
(702) 502-8351

Enclosures:

PLANNER
COPY

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0222- JAB HOLDING, LLC:

VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh
(For possible action)

RELATED INFORMATION:

APN:

140-21-701-004

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Lake Mead Boulevard. The vacation of the portion of right-of-way is necessary to accommodate the required detached sidewalk along the street.

Prior Land Use Requests

APN 140-21-701-003

Application Number	Request	Action	Date
ZC-19-0189	Reclassified APNs 140-21-701-001 thru 003 to a CG zone for future commercial development	Approved by BCC	May 2019
NZC-0817-08	Reclassified APNs 140-21-701-001 thru 003 to a CG zone for a proposed shopping center - expired	Approved by BCC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM18 & CG (AE-65)	Undeveloped & commissary building
South	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Retail building
West	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Undeveloped & single-family residence

Related Applications

Application Number	Request
PA-25-700018	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0221	A zone change to reclassify the site from RS3.3 to CG zoning is a companion item on this agenda.
WS-25-0223	A waivers of development standards and design review for a retail/commercial facility 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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

- 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: JAB HOLDING, LLC

CONTACT: JAMES CHILDS, 7510 APPLE SPRINGS AVENUE, LAS VEGAS, NV 89131-3367, LAS VEGAS, NV 89131



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-701-004

PROPERTY ADDRESS/ CROSS STREETS: 275' East of Christy Lane on the South Side of E. Lake Mead Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and Abandonment for the southerly 5' of Lake Mead Blvd. in conjunction with upgrades to a detached sidewalk as required per 30.04.08 of the CC Development Code (Title 30).

PROPERTY OWNER INFORMATION

NAME: JAB Holding LLC

ADDRESS: 4621 N. Lamb Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 888-522-8721

CELL 702-591-7975

EMAIL: ines.e@jabco.com

APPLICANT INFORMATION (must match online record)

NAME: JAB Holding LLC

ADDRESS: 4621 N. Lamb Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

REF CONTACT ID # _____

TELEPHONE: 888-522-8721

CELL 702-591-7975

EMAIL: ines.e@jabco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James Childs, P.E.

ADDRESS: 7510 Apple Springs Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

REF CONTACT ID # _____

TELEPHONE: 702-502-8351

CELL 702-502-8351

EMAIL: jchilds175@gmail.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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

INES E. SQUIVEL
Property Owner (Print)

3/10/2025
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) 65-25-0222

ACCEPTED BY MNO

PC MEETING DATE 5/6/25 @ 7:00 PM

DATE 3/11/25

BCC MEETING DATE 6/4/25 @ 9:00 AM

FEES \$1,200

TAB/CAC LOCATION SANRESE MANOR DATE 4/10/25
@ 6:30 PM

February 17, 2025

Clark County
Department of Public Works
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

**RE: Justification Letter for a Vacation and Abandonment (VS) of Right-of-Way
in relation to a Land Use Master Plan Amendment, Rezone and Design
Review for APN 140-21-701-004.**

To whom it may concern.

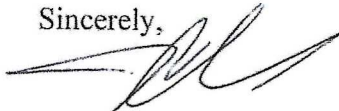
Please accept this as the required justification letter for the proposed Vacation and Abandonment for a portion of the Right-of-Way on East Lake Mead Blvd. The property owner is currently in the process for a Master Plan Amendment, Zone Change and Design Review of the subject property within the Comprehensive Planning Department.

A review of the planning and zoning applications by Public Works has resulted in a requirement for an offset sidewalk configuration on Lake Mead Blvd. along the property frontage and to bring the road section up to date as per 30.04.08 of the Clark County Development Code (Title 30). As a result, a Vacation and Abandonment is justified and proposed for the southern 5 feet of the Lake Mead Blvd. right -of-way so as to match the current Arterial Urban Standard Drawing 202 of the Clark County Area Uniform Standard Drawings.

Additionally, we have met with the CC Commissioner and her staff and have received a conceptual concurrence for this land use application and would like to proceed with this VS application.

Thank you for your time and consideration in this matter. If there are any questions or additional information needed, please do not hesitate to call at your convenience.

Sincerely,



Jim Childs, P.E.
Project Engineer
(702) 502-8351

PLANNER
COPY

Enclosures:

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0223-JAB HOLDING, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone.

Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

RELATED INFORMATION:

APN:

140-21-701-003; 140-21-701-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow 18 parking spaces where 14 parking spaces are permissible since the provided parking spaces shall not exceed more than 15% of the minimum required parking (12 parking spaces) per Section 30.04.04D (a 29% increase).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.92
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 4,160
- Parking Required/Provided: 12/18
- Sustainability Required/Provided: 7/7

Site Plan

The plans depict a proposed single-story retail building located along the east property line of APN 140-21-701-004. A proposed half-driveway, vehicle drive aisle, and landscape improvements are proposed on a portion of the adjacent parcel to the west being APN 140-21-701-003. No additional site improvements are proposed on APN 140-21-701-003 with this application request. The proposed retail building features the following setbacks: 1) 48.5 feet from the north property line adjacent to Lake Mead Boulevard; 2) 83 feet from the west property

along APN 140-21-701-003; and 3) 15 feet from the south property line adjacent to the undeveloped property zoned RM18. No setback is proposed or required along the east property line as the adjacent parcel is zoned CG and developed with a single-story retail building. The required trash enclosure is located immediately to the northeast of the retail building. Access to the project site is granted via a shared commercial driveway between APNs 140-21-701-003 and 140-21-701-004 adjacent to Lake Mead Boulevard. Code required cross access is also provided between the 2 parcels. The project site requires 12 parking spaces where 18 parking spaces are provided, necessitating a waiver of development standards to increase the maximum number of spaces permitted for the development. Parking spaces are proposed to the northwest and west of the retail building. A proposed 5 foot wide detached sidewalk will replace the existing attached sidewalk along Lake Mead Boulevard.

Landscaping

The plans depict a proposed street landscape area measuring 15 feet in width adjacent to Lake Mead Boulevard. The street landscape area consists of two, 5 foot wide landscape strips located on opposite sides of the 5 foot wide detached sidewalk. Large trees are planted 30 feet on center with the landscape area, in addition to shrubs and groundcover. A proposed 15 foot wide landscape buffer, with a double row of evergreen trees, is planted along the south property line adjacent to the undeveloped parcel zoned RM18. An 8 foot high decorative block wall is also proposed along the south property line, in addition to the Code required landscape buffer. Parking lot landscaping is equitably distributed throughout the project site.

Elevations

The plans depict a proposed single-story retail building with a varying roof line measuring between 23.5 feet to 26 feet in height. The west elevation, which includes the entrance to the building, oriented towards the interior of the project site. The west elevation consists of an aluminum storefront window system with a decorative metal canopy located above the primary entrance to the building. The north elevation of the building, which is directed towards Lake Mead Boulevard, also features an aluminum storefront window system. All 4 sides of retail building consist of a stucco exterior with a decorative tile band located 2.5 feet below the roofline. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls.

Floor Plans

The plans depict an open shell space measuring 4,160 square feet in area, with the final interior layout to be determined by the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The parking requirements within the Development Code require 1 parking space per 350 square feet for retail uses, which results in 12 parking spaces required for the proposed retail building. In regard to the minimum and maximum parking spaces required for different types of land use, the American Planning Association (APA) has performed an extensive survey and analysis of these requirements for several local and regional jurisdictions throughout the country. Relevant

portions of this APA study have been highlighted and are attached to this document. This study shows that there are many jurisdictions that allow up to a maximum of 1 space per 200 gross square feet of retail space.

Prior Land Use Requests APN 140-21-701-003

Application Number	Request	Action	Date
ZC-19-0189	Reclassified APNs 140-21-701-001 thru 003 to a CG zone for future commercial development	Approved by BCC	May 2019
NZC-0817-08	Reclassified APNs 140-21-701-001 thru 003 to a CG zone for a proposed shopping center - expired	Approved by BCC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM18 & CG (AE-65)	Undeveloped & commissary building
South	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Retail building
West	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Undeveloped & single-family residence

Related Applications

Application Number	Request
PA-25-700018	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0221	A zone change to reclassify the site from RS3.3 to CG zoning is a companion item on this agenda.
VS-25-0222	A vacation and abandonment for a portion of right-of-way being Lake Mead 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

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.

The intent of limiting non-residential development to a maximum number of parking spaces is to prevent an excessive amount of unnecessary parking spaces and reduce the urban heat island effect created by additional hardscaped areas and pavement. Staff typically does not support requests to increase the maximum number of parking spaces; however, the applicant has provided parking data to justify this request. Staff finds the increase to the number of parking spaces should not have a negative impact on the heat vulnerability index. Furthermore, the increase to the number of parking spaces is marginal and may also be necessary to accommodate additional customers patronizing the future businesses. Therefore, staff recommends approval.

Design Review

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

The proposed development complies with Policy SM-1.3 which supports the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment the provides opportunities for a more diverse mix of uses. Furthermore, the project complies with Policy SM-2.4 which encourages the development and growth of businesses, while maintaining compatibility with surrounding neighborhoods, that provide for the basic needs of Sunrise Manor residents. The design of the retail building features variations in building height contributing to breaking-up the mass of the structure, in addition to contrasting exterior materials. The layout of the site and parking lot is functional, with cross access provided to the future commercial development to the west. Therefore, staff recommends approval of the design review.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- 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 #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAB HOLDING, LLC

CONTACT: JAMES CHILDS, 7510 APPLE SPRINGS AVENUE, LAS VEGAS, NV 89131-3367, LAS VEGAS, NV 89131