



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 1, 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 be 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 April 10, 2025. (For possible action)
- IV. Approval of the Agenda for May 1, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

05/06/25 PC

- 1. **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 side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action) 05/06/25 PC

05/20/25 PC

- 2. **PA-25-700022-LRLJ, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN) on 4.99 acres. Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment); and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action) 05/20/25 PC
- 3. **ZC-25-0274-LRLJ, LLC:**
ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to a RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action) 05/20/25 PC
- 4. **VS-25-0275-LRLJ, LLC:**
VACATE AND ABANDON a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action) 05/20/25 PC
- 5. **WS-25-0276-LRLJ, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** allow attached sidewalk; **3)** reduce back of curb radius; and **4)** alternative turnaround.
DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action) 05/20/25 PC
- 6. **TM-25-500066-LRLJ, LLC:**
TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action) 05/20/25 PC

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KEVIN SCHILLER, County Manager

7. **UC-25-0242-LAMB LV, LLC:**
USE PERMIT to allow a restaurant in conjunction with an existing office/warehouse and retail complex on 7.65 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & 75) Overlay. Generally located on the southwest corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. WM/jud/cv (For possible action) 05/20/25 PC

05/21/25 BCC

8. **AR-25-400045 (ET-23-400100(UC-22-0059))-SIROONIAN, CHARLES B. & DEBORAH M.:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** salvage yard; and **2)** recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle dismantling yard from a non-industrial use; **2)** reduce the setback of a salvage yard from a non-industrial use; **3)** reduce the setback of a recycling center from a non-industrial use; and **4)** alternative paving.
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone. Generally located on the north side of Hammer Lane and the west side of Auto Street within Sunrise Manor. MK/jm/kh (For possible action) 05/21/25 BCC
9. **UC-25-0219-AMIGO REALTY CORP:**
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** alternative driveway geometrics.
DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action) 05/21/25 BCC
10. **VS-25-0203-SIENA 74 HOLDING LIMITED PARTNERSHIP & SIENA 75 HOLDING LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment) and Charleston Boulevard and Colorado Avenue within Sunrise Manor (description on file). TS/hw/cv (For possible action) 05/21/25 BCC
11. **UC-25-0202-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:**
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce electric vehicle (EV) parking stalls; and **2)** reduce throat depth.
DESIGN REVIEW for a proposed horizontal mixed-use development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action) 05/21/25 BCC
12. **TM-25-500047-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:**
TENTATIVE MAP for a 1 lot commercial and 1 lot residential subdivision for a proposed mixed-used development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action) 05/21/25 BCC

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 15, 2025.

X. Adjournment.

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

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

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

April 10, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanie Jordan –PRESENT Kevin Williams-PRESENT Dane Tomaso - Planning Vivian Kilarski- Planning Commission
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 March 27, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for April 10, 2025

Moved by: Kevin Williams

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: Commissioner Segerblom & Commission Gibson are having a cleanup at the Wetlands Park on April 12th at 9am. A “Bunny Bash” is being held at the Hollywood Rec. Center on Saturday April 12, 2025 10am-1pm. Parkdale Rec. Center is also having a “Bunny Bash” this Saturday April 12th from 9am-11am. On May 1, 2025 a Job Fair is being held at the Las Vegas Convention Center 10am-3pm.

VI. Planning & Zoning

05/06/25 PC

1. **UC-25-0118-SCHMID & COOK, LLC:**
HOLDOVER USE PERMIT for outdoor storage and display.

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

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**

Moved by: Harry Williams

Action: Approved with conditions: Waiver #7 be removed, pallets will be stacked below the fence line, no parking on Las Vegas Blvd, to maintain the fence, to use alternative landscaping (decorative rock & cactus) and To make sure there is a drive aisle for emergency vehicles to turn around.

Vote: 5-0/Unanimous

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**

Moved by: Ms. Cosgrove

Action: Hold until May 1, 2025

Vote: 5-0/Unanimous

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**

Moved by: Harry Williams

Action: Adopted per staff recommendations

Vote: 4-1

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**

Moved by: Ms. Jordan

Action: Approved per staff recommendations

Vote: 4-1

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**

Moved by: Kevin Williams

Action: Adopted per staff recommendations

Vote: 5-0/Unanimous

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**

Moved by: Kevin Williams

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

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**

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KEVIN SCHILLER, County Manager

Moved by: Kevin Williams
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

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**

Moved by: Kevin Williams
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

VII. General Business: None

VIII. Public Comment: Al Rojas commented on trash & homelessness. Ms. Kalarski wanted to thank the board members for the work that they do. Mr. Barbeau commented on the Sloan Channel issues: weeds, sewage and algae. Harry Williams mentioned that it would be nice to have laptops/ tablets provided to save paper and stamps.

IX. Next Meeting Date: The next regular meeting will be May 1, 2025

X. Adjournment
The meeting was adjourned at 7:36 pm

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 side 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. 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 current 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 does not object to these requests; however, since staff does not support the other waivers of development standards, or the design review, staff cannot support these requests.

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 improve 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. 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, 2711 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 30.04.03 E3

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

BCC 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

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700022-LRLJ, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN) on 4.99 acres.

Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment); and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-002

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1758 N. Nellis Boulevard
- Site Acreage: 4.99
- Existing Land Use: Undeveloped

Applicant's Justification

This request for the subject parcels is related to applications for a proposed single-family residential development on a total of 10.71 acres that are related items on this agenda. Currently, the overall site is under two master plan categories being Corridor Mixed-Use (CM) and Compact Neighborhood (CN). More specifically, the subject parcels (APN: 140-21-401-007 and 140-21-405-002) have either split planned land use with both Corridor Mixed-Use (CM) and Compact Neighborhood (CN). or just Corridor Mixed-Use (CM) on the property. The applicant is proposing a future compact single-family residential subdivision consisting of 87 lots. With that, the applicant proposes a master plan amendment for the subject parcels to Compact Neighborhood (CN) for uniformity over the entire development. According to the applicant, in-fill development 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. Additionally, the Master Plan envisions that "Sunrise Manor, over time, through compatible in-

fill and redevelopment, establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers.”

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18; RS3.3 & CG	Multi-family residential complex, single-family residential homes, Vehicle sales & repair shop
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building
East	Ranch Estates Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential homes
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development

Related Applications

Application Number	Request
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
WS-25-0276	A single family residential development with waivers and design review is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.
TM-25-500066	An 87 lot single-family residential subdivision 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 Corridor Mixed-Use (CM) to Compact Neighborhood (CN) which allows residential development up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. The majority of APN 140-21-401-007 is already planned for Compact Neighborhood (CN) and parcels along 3 sides of APN 140-21-405-002 are also planned Compact Neighborhood (CN). Designating these parcels to Compact Neighborhood (CN) will provide uniform land use with the adjacent parcels, which with the subject parcels are part of a proposed single-family residential development. Furthermore, Compact Neighborhood would be an appropriate transition between the CG (Commercial General) Zone commercial businesses along Nellis Boulevard to the west and the RS20 and RS3.3 zoned single-family residential to the east. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the Compact Neighborhood land use category 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 18, 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: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR LAND USE PLAN MAP
OF THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on May 20, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Sunrise Manor Land Use Plan Map by:

PA-25-700022 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 140-21-401-007 and 140-21-405-002 from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN). Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment); and the east side of Nellis Boulevard, 160 feet north of Owens Avenue.

PASSED, APPROVED, AND ADOPTED this 20th day of May, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0274-LRLJ, LLC:

ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to a RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1758 N. Nellis Boulevard
- Site Acreage: 10.71
- Existing Land Use: Undeveloped

Applicant's Justification

The request is to reclassify multiple split zoned parcels into one zone change for RS2 (Residential Single-Family) Zone. The subject site is proposed for an 87 lot compact single-family residential subdivision with a density of 8.12 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties. The proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18; RS3.3 & CG	Multi-family residential complex, single-family residential homes, & vehicle sales & repair shop
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales and retail building
East	Ranch Estates Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential homes
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
WS-25-0276	A single-family residential development with waivers and design review is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.
TM-25-500066	An 87 lot single-family residential subdivision 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. Although the subject site does not abut RS2 zoning, some of the adjacent parcels surrounding this site are zoned for a more intensive use. Therefore, the presence of RS2 zoning coupled with the conformity to much of the current planned land use over the entirety of the project, underscores the appropriateness of this zoning request. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS2 zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** LGI HOMES**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0275-LRLJ, LLC:

VACATE AND ABANDON a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

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

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac) Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
WS-24-0276	Waivers and design review for single-family residential development is a companion item on this agenda.
TM-25-500066	An 87 lot single-family residential subdivision 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 18, 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 4 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: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-401-007 & 140-21-405-001

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision Application for Vacation

PROPERTY OWNER INFORMATION

NAME: LRLJ LLC

ADDRESS: 2745 North Nellis Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: emilys@taneycorp.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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TIM

☐ WC

OTHER _____

APPLICATION # (s)

VS-25-0275

ACCEPTED BY

RG

PC MEETING DATE

5/20/25

DATE

3/27/25

BCC MEETING DATE

6/18/25

FEES

\$1,700

TAB/CAC LOCATION

Sunrise Manor

DATE

5/1/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 27, 2025

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Nellis & Stanley
APR-24-101222
APN: 140-21-401-007 & 140-21-405-001
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes – Nevada, LLC, is respectfully submitting justification for the following vacations.

Right-of-Way Vacation

This request is to vacate a portion of Ringe Lane public right-of-way conveyed to Clark County.

This vacation is being requested so that a 5-foot-wide detached sidewalk may be constructed along Ringe Lane.

A legal description, exhibit, and supporting documents for each vacation has been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Emily Sidebottom
Project Coordinator

**PLANNER
COPY**

3/27/25

VS-25-0275

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0276-LRLJ, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** allow attached sidewalk; **3)** reduce back of curb radius; and **4)** alternative turnaround.

DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along a portion of the north property line adjacent to Lots 20, 29 and 30 and along a portion of the south property line adjacent to Lot 42 to 7 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 133% increase).
- b. Increase the height of a retaining wall along Nellis Boulevard to 4 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).
2. a. Allow an existing attached sidewalk to remain along Nellis Boulevard where a detached sidewalk is required per Section 30.04.08C.
- b. Allow an existing attached sidewalk to remain along Owens Avenue where a detached sidewalk is required per Section 30.04.08C.
3. Reduce the back of curb radius along Lot 43 to 15 feet where a minimum of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).
4. Allow for an alternative turnaround on Hymas Street, where a cul-de-sac turnaround is required per Section 30.04.08D.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.71
- Project Type: Single-family residential development
- Number of Lots: 87

- Density (du/ac): 8.12
- Minimum/Maximum Lot Size (square feet): 2,718/5,209
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided (square feet): 17,400/33,017

Site Plans

The plans depict a proposed single-family residential subdivision. The subdivision will be accessed by 2 streets from Ringe Lane to the east via public east/west streets (Tomas Street and Forkner Street). All the internal public streets measure 48 feet wide with 5 foot wide sidewalks on each side of the streets and will terminate as stub street except for Deegan Street on the northern portion of the subdivision which terminates as a cul-de-sac.

Currently, a Minor Subdivision Map (MSM-25-600012) has been submitted for APN 140-21-405-002 and Minor Subdivision Map (MSM-25-600008) has been submitted for APN 140-21-405-005, subdividing into 2 parcels on each site. Therefore, the west half of APN 140-21-402-002 and the southwest corner of APN 140-21-402-005 are not a part of the proposed subdivision.

The applicant has requested waivers for the increased retaining wall height. The proposed retaining walls along a portion of the northern boundary line adjacent to Lot 30; and along a portion of the southern boundary line adjacent to Lot 42 feature a 7 foot high retaining wall. Also, a proposed retaining wall along the entire west boundary line adjacent to Nellis Boulevard features 4 foot high retaining wall.

Landscaping

A 5 foot wide detached sidewalk as well as 2, 5 foot wide landscape strips on both sides of the detached sidewalk are provided along Ringe Lane. Also, 10 foot wide landscape strips are provided along the east side of Nellis Boulevard and the north side of Owens Avenue behind the existing attached sidewalks. The street landscaping comprised of shrubs and large trees that will be planted 30 feet on center.

Elevations

The plans depict 4, two-story homes that measure from 24 feet to 27 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict models with 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage.

Applicant's Justification

The applicant requested to allow the existing sidewalks along Nellis Boulevard and Owens Avenue to remain attached and will provide landscaping behind the sidewalk. The requested increase of the retaining wall height is necessary to allow adequate drainage of the site. The

lowest point of the site is located at the intersection of Owens Avenue and Ringe Lane. For drainage to properly flow on the site is to run the north/south street at a minimum of 0.5% slope. Currently, the site is flat with a slope of 0.2%, which increases the height of the proposed retaining wall along the west and north portions of the site. The reduction of 15 for the back of curb radius is necessary to accommodate the proposed 2 car driveways. Low traffic volume will be passing through the curb return due to the location being in the interior of the subdivision and not on a major street. The requested waiver to not utilize the cul-de-sac as the preferred turnaround on Hymas Street is due to the uniqueness of the parcel and adjacent existing buildings, which it is more space-efficient and practical to use the alternative turnaround.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & Vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales and retail building
East	Ranch Estate Neighborhood (up to 2 du/ac) Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.

Related Applications

Application Number	Request
TM-25-500066	An 87 lot single-family residential subdivision 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

Waivers of Development Standards

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

Waivers of Development Standards #1a & #1b

The proposed 7 foot high retaining wall will be located along the north property line of the southwest quadrant of the parcel, which shares a property line with APN 140-21-401-006 along its south property line. The other location of the 7 foot high retaining wall is on the south boundary line portion of APN 140-21-405-001 and north boundary line of the west half of APN 140-21-405-002. This request is a self-imposed hardship that can be rectified by a redesign of the subdivision. Therefore, staff cannot support this request.

A proposed 4 foot high retaining wall will be located along the west boundary line of the subdivision along Nellis Boulevard and is separated by the proposed 10 foot wide landscape strip. since this area will last materials such trees and shrubs. The impact of the increased retaining wall height will not have any negative impact; therefore, staff can support this waiver 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 the development is consistent with the planned and existing uses in the immediate area. The development is compliant with Policy SM-1.1 (Neighborhood Revitalization), that encourages reinvestment and revitalization of older neighborhoods. 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 proposed design of the homes is compatible with the surrounding area. However, approval of this request is contingent upon approval of the companion items which staff does not fully support.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Nellis Boulevard and Owens Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment. Staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the back of curb radius adjacent to lot 43. The reduction will allow for increase distance to the driveway. Additionally, the reduction will cause vehicles to slow down to negotiate the turn, helping to improve safety for the neighborhood.

Waiver if Development Standards #4

Staff has no objection to not install a County approved turnaround for Hymas Street provided Fire Prevention approves the alternative design.

Staff Recommendation

Approval waiver of development standards #1b, #3, and #4. Denial waiver of development standards #1a and #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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

- 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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

05/20/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500066-LRLJ, LLC:

TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.71
- Project Type: Single-family residential development
- Number of Lots: 87
- Density (du/ac): 8.12
- Minimum/Maximum Lot Size (square feet): 2,718/5,209

Project Description

The plans depict a proposed single-family residential subdivision. The subdivision will be accessed by 2 streets from Ringe Lane to the east via public east/west streets (Tomac Street and Forkner Street). All the internal public streets measure 48 feet wide with 5 foot wide sidewalks on each side of the streets and will terminate as stub street except for Deegan Street on the northern portion of the subdivision which terminates as a cul-de-sac.

Currently, a Minor Subdivision Map (MSM-25-600012) has been submitted for APN 140-21-405-002 and Minor Subdivision Map (MSM-25-600008) has been submitted for APN 140-21-405-005, subdividing into 2 parcels on each site. Therefore, the west half of APN 140-21-402-002; and the southwest corner of APN 140-21-402-005 are not a part of the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building
East	Ranch Estate Neighborhood (up to 2 du/ac) Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.
WS-24-0276	Waivers and design review for single-family residential development 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. Staff find that the design of the subdivision provides 2 points of access. The subdivision features a cul-de-sac; however, the remaining terminus streets within features stub streets. Approval of this request is contingent upon approval of the companion items. Since staff is not supporting WS-25-027, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 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

If approved:

- Parcel maps to record prior to the recordation of the Final Map.
- Applicant is advised that parcel maps MSM-25-600008 and MSM-25-600012 needs to be recorded prior to recordation of the final map within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

DRAFT

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0242-LAMB LV, LLC:

USE PERMIT to allow a restaurant in conjunction with an existing office/warehouse and retail complex on 7.65 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & 75) Overlay.

Generally located on the southwest corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. WM/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-711-002 through 140-18-711-018

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2797 N Lamb Blvd
- Site Acreage: 7.65 portion
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 4,369
- Parking Required/Provided: 159/275 (entire site)/ 59/64 (retail/restaurant building)

Site Plan

The plans depict a proposed restaurant within an existing 14,750 square foot in-line retail building in conjunction with an office/warehouse complex on 7.65 acres. The retail building is located on the northeast corner of the site, on parcel 140-18-711-006. A total of 275 parking spaces are available for the entire site. The proposed restaurant is located on the southern portion of the building. The patrons of the restaurant will access the site from entrances facing the east and south facades. Parking for the retail building is provided in an area separated from the industrial buildings by the site's main internal driveway. Access to the site is via Lamb Boulevard.

Landscaping

Landscaping will remain as existing within the retail & office/warehouse complex. No changes to the landscaping are required or provided with this request.

Elevations

The plans depict a 28 foot high modern-designed retail building with exterior materials consisting of stucco, stone veneer, metal canopies and colored concrete columns provided on the south and east facades.

Floor Plans

The 4,369 square foot floor plan of the proposed restaurant consists of a kitchen, restrooms, a dining and a bar area as well as a gaming section. It also depicts back of house storage room, manager and clerk's offices.

Applicant's Justification

The applicant states there are no changes to the site including access, parking lot design, or landscaping. The improvements to the building are interior. The use permit would allow a restaurant which the applicant deems appropriate use in the IP zoned district. The applicant further states the proposed use is also appropriate as all four corners of the Lamb Boulevard and Alto Avenue intersection are planned and zoned for light industrial uses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0456	Recreational vehicle repair facility	Withdrawn	
UC-1278-06 (WC-0105-15)	Waived the condition of a use permit requiring parking lot gates to remain unlocked during business hours	Approved by BCC	November 2015
WS-0692-09	Reduced landscaping and residential separations with attached sidewalks for an industrial and retail development	Approved by BCC	April 2010
UC-1278-06	Industrial and retail development with attached sidewalks	Approved by BCC	November 2006
VS-1271-06	Vacated and abandoned 5 feet of Lamb Boulevard and Alto Avenue for sidewalk - recorded	Approved by PC	October 2006
TM-0322-06	1 lot industrial subdivision	Approved by PC	September 2006
ZC-0563-06	Reclassified the site from R-E to M-D zoning for a future industrial development	Approved by BCC	June 2006
VC-1392-99	Outside storage of wood - expired	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-70 & 75)	Undeveloped
South	Business Employment	IP (AE-70)	Warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP (AE-70, AG-75 & APZ-2)	Warehouse complex
West	Business Employment	RS20 (AE-70 & 75)	Residential single-family development

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

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

Staff finds that even though the residential development to the west is 24 feet from the back of the proposed restaurant, there is no direct access between the adjacent residential use and the retail building, and the proposed restaurant does not have any outdoor seating area. Additionally, the proposed use supports Goal SM-5 and Policy 5-1 of the Master Plan, which encourage the protection and enhancement of Sunrise Manor's employment base as well as encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. Additionally, the site provides ample parking for the retail/restaurant building as well as the office/warehouse buildings to the south of the site. Staff finds that this use should not have any adverse impact on the adjacent residential or industrial uses and therefore, supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- No comment.

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: NEVADA RESTAURANT SERVICES, INC.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400045 (ET-23-400100(UC-22-0059))-SIROONIAN, CHARLES B. & DEBORAH M.:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** salvage yard; and **2)** recycling center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle dismantling yard from a non-industrial use; **2)** reduce the setback of a salvage yard from a non-industrial use; **3)** reduce the setback of a recycling center from a non-industrial use; and **4)** alternative paving.

DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone.

Generally located on the north side of Hammer Lane and the west side of Auto Street within Sunrise Manor. MK/jm/kh (For possible action)

RELATED INFORMATION:

APN:

123-32-101-003 through 123-32-101-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a proposed vehicle dismantling yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
2. Reduce the setback of a proposed salvage yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
3. Reduce the setback of a proposed recycling center from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
4. Allow alternative paving (recycled asphalt and/or gravel paving) throughout the site.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4516 Hammer Lane, 4250 Hammer Lane, 4540 Hammer Lane, and 4560 Hammer Lane.
- Site Acreage: 17

- Project Type: Salvage yard, recycling center, and vehicle dismantling yard
- Number of Stories: 1
- Building Height (feet): 12 (existing manufactured office building)/14 (scale building)
- Square Feet: 1,000 (existing manufactured office building)/216 (scale building)/800 (truck weighing scale)/128 (restroom building)
- Parking Required/Provided: 22/0

History & Site Plan

The overall site is comprised of 4 separate parcels (123-32-101-003 through 123-32-101-006). Each parcel has a history of land use applications pertaining to a recycling center, salvage yard, vehicle dismantling yard, and outside storage.

The project was approved via UC-22-0059 and was as a Project of Regional Significance based on the proximity to the City of North Las Vegas boundary. The approved site plan depicts all 4 parcels (123-32-101-003 through 123-32-101-006) with the applicant's request to allow a salvage yard, vehicle dismantling, and a recycling center. The requested uses are set back 94 feet from an existing non-industrial use to the west (Florence McClure Women's Correctional Center – North Las Vegas). UC-22-0059 was conditioned to 1 year to commence and review as a public hearing.

The subsequent applications for the project include ET-23-400100 (UC-22-0059) and conditioned the site until August 16, 2024 to commence and review as a public hearing. In addition, AR-24-400094 (UC-22-0059) was approved and the site was conditioned until March 30, 2025 to review. The applicant is requesting a second application review to allow additional time to complete the off-site improvements.

The approved site plan shows vehicle storage/dismantling areas in designated portions of all 4 parcels. These areas will include recycled asphalt and/or gravel paving as approved by the Department of Environment and Sustainability as of September 2021. A 30 foot wide paved drive aisle will be constructed from the main entrance on the south property line and heads north along the east property line, and heads west along the north property lines, and then heads south along the west property line. The center of the establishment includes an existing 20 foot wide concrete drive aisle that leads to the northern half of the site to an existing concrete pad which includes the truck weighing scale station and the scale building. Furthermore, there is an existing chain-link fence on the east and west sides of the central weighing station, that runs north to south through the entire property.

On the southeast corner of the site, there is an existing manufactured building utilized as an office. This building is set back 20 feet from the east property line, and 70 feet from the south property line. The applicant will not provide parking for the site. There is also an existing 8 foot high solid aluminum fence around the entire perimeter of the establishment. The main access to the site is via a 32 foot wide driveway with a gate that is set back 50 feet from the property line. The approved plans show there is also a second driveway on the southwest corner of the site, which is used for emergency exit only. Lastly, there is an existing billboard on the northwest corner of the site.

Landscaping

The approved plan shows that the applicant will construct an attached sidewalk with a 6 foot wide landscape strip which includes 24 inch box trees and 5 gallon shrubs along Hammer Lane and Auto Street. The existing 8 foot high solid white metal screen fence will remain around the perimeter of the entire project. Lastly, the applicant will provide trees on the northwest corner of the site adjacent to I-15 to be planted 50 feet on center behind the existing 8 foot high solid aluminum fence as required per Figure 30.64-4.

Elevations

The approved plans and photos show that there is an existing manufactured office building with an overall height of 12 feet on the southeast corner of the site. The exterior siding includes vertical engineered white wood panels with a flat roof. There is also an existing scale building that has an overall height of 14 feet. The approved photos show that the scale building is a manufactured building with white vertical engineered wood panels. Lastly, there is an existing restroom building with vertical engineered wood panels painted blue, located to the west of the scale building.

Floor Plans

Per the plans, the existing manufactured office building has an overall area of 1,000 square feet, the existing scale building has an overall area of 216 square feet, the truck weighing scale is approximately 800 square feet, and the existing restroom building has an overall area of 128 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400094 (UC-22-0059):

Comprehensive Planning

- Until March 30, 2025 to review or the application will expire unless the application for review is extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-23-400100 (UC-22-0059):

Comprehensive Planning

- Until August 16, 2024 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time and applications for review, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-22-0059:

Current Planning

- 1 year to commence and review as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Dedicate right-of-way to complete the knuckle at the intersection of Auto Street and Ann Road if required by Public Works.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

The applicant states they have complied with the conditions set forth by AR-24-400094 which required improvements to be made on Auto Street and Hammer Lane. After a recent meeting with the Commissioner's office, a subsequent application for review was requested so that the off-site improvements can be completed. To date, some of the roadway improvements have not been made because NV Energy is in the process of relocating existing power poles located along Auto Street. Aside from that delay, the applicant states the following items have been completed:

- Placement of streetlights and conduit.
- Placement of curb, gutter, sidewalks, and 3 commercial driveways.
- Installation of a steel NV utility pole.
- Relocation of Lumen communication cables.

These recent improvements have had no impact to the public or the neighboring parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400094 (UC-22-0059)	First application review for use permits for a salvage yard and recycling center, waivers to reduce the setback of a vehicle dismantling yard/salvage yard/recycling center from non-industrial uses, eliminated parking, and allowed alternative paving, and a design review for the overall site	Approved by BCC	October 2024
ET-23-400100 (UC-22-0059)	First extension of time for use permits for a salvage yard and recycling center, waivers to reduce the setback of a vehicle dismantling yard/salvage yard/recycling center from non-industrial uses, eliminated parking, and allowed alternative paving, and a design review for the overall site	Approved by BCC	August 2023
UC-22-0059	Re-established use permits for 4 parcels for a salvage yard and recycling center, waivers of development standards to reduce the setback of a vehicle dismantling yard/salvage yard/recycling center from a non-industrial use, eliminated required parking and allowed alternative paving, and a design review for the overall site	Approved by BCC	April 2022
UC-0357-12	Use permit for salvage yard and recycling center, waivers for setbacks from non-industrial uses, design review for dismantling yard, salvage yard, and recycling center - expired	Approved by BCC	October 2012
VS-0198-11	Vacated and abandoned a portion of right-of-way on Auto Street and Hammer Lane - recorded	Approved by PC	July 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of North Las Vegas	M-2	Warehouse/distribution center & salvage
South	Business Employment	IH	Auto salvage & trailer storage
East	Nellis AFB	PF	Undeveloped
West	City of North Las Vegas	M-2	Correctional institution

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

Records show that there are no active permits in the system. An administrative application with Public Works (PW22-15295) for an extension of time for off-site permits (PW15-21638-P600) was approved on June 29, 2022 for 1 year. The permit extension expired on June 29, 2023. However, street view photos from December 2024 show that the applicant installed curb, gutter, and sidewalks along Auto Street and Hammer Lane. Staff can support an additional 1 year to review as long as the applicant obtain permits to complete the project.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 30, 2026 to review or UC-22-0059 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year administrative review of off-site improvements;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DWYER ENGINEERING

CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS,
NV 89106

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0219-AMIGO REALTY CORP:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** alternative driveway geometrics.

DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-28-210-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Monroe Avenue where required per Section 30.04.08.
2.
 - a. Allow an existing pan driveway along Monroe Avenue to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.
 - b. Reduce the departure distance for a driveway along Monroe Avenue to 4 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 98% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1394 N. Nellis Boulevard
- Site Acreage: 0.96
- Project Type: Vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 3,249
- Parking Required/Provided: 11/11
- Sustainability Required/Provided: 7/5.5

Site Plans

The plans depict a 3,249 square foot vehicle maintenance and repair facility (tire shop) located within an existing commercial building. The building is located on the southwest corner of the overall site with parking located along the north property line adjacent to Monroe Avenue. The proposed development includes a new paved parking area on the north and west sides of the building. The existing roll-up doors along the north facing elevation of the building façade are approximately 84 feet from Monroe Avenue and will be visible from the road. The site has access from Monroe Avenue to the north and Nellis Boulevard to the west. Along the north side of the site, the plans depict a designated area for a mobile food truck, which is not a part of this application. Additionally, the plans show 4 metal shipping containers on the east side of the building which are proposed to house the tire storage. These containers are located 181 feet west of the neighboring residential property line. Included with this application are waivers of development standards to waive full off-site improvements, allow the existing pan driveway to remain and allow the reduction of the departure distance from the Monroe Avenue driveway.

Landscaping

New street landscaping is proposed along Monroe Avenue consisting of 14 medium trees and a 6 foot high wrought iron and CMU split combination wall behind the street landscape. Along Nellis Boulevard the applicant is proposing 7 shrubs immediately west of the building (this portion of the street landscape area was previously approved under a prior land use application) and 2 medium trees on the corner of Nellis Boulevard and Monroe Avenue. Additionally, along the east side of the site the applicant is proposing an intense landscape buffer consisting of 13 evergreen trees and an 8 foot high decorative screen wall. Although the applicant will be providing new street landscaping along Monroe Avenue, the trees do not sufficiently screen the roll-up doors facing the road. The plans also depict the required parking lot landscape islands located throughout the parking lot.

Elevations

The plans depict an existing single-story retail building consisting of painted CMU block walls with a flat parapet roof. The north elevation depicts 4 roll-up doors and an entrance to the office area. Additionally, the east elevation depicts 2 doors for access to the service and work areas. The applicant is proposing overhang shade canopies over all the pedestrian door access.

Floor Plans

The commercial building is 3,294 square feet. It consists of 4 service bays totaling 1,638 square feet in area, 753 square feet of office area, 349 square feet of storage area and 463 of work area.

Applicant's Justification

The applicant states all business will be conducted indoors, with no outdoor tire storage. The used tires will be regularly picked-up and transferred to an authorized disposal facility. The tire shop's hours of operation are daily, from 9:00 a.m. to 6:00 p.m. The applicant further states installing a sidewalk in this area would result in an abrupt termination at the eastern corner of the property, serving no practical purpose and potentially creating an incongruous feature within the landscape. Also, the applicant requests the existing pan-style commercial driveway to remain as existing.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0418	Tire sales and installation in a C-2 zone, allowed service bay doors to face a street - expired	Approved by BCC	September 2022
ET-19-400064 (UC-0210-16)	Second extension of time for use permit for tire sales and installation - expired	Approved by PC	July 2019
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
UC-0210-16	Tire sales and installation in a C-2 zone, allow service bay doors to face a street, with a design review for a vehicle maintenance and installation facility in conjunction with an existing commercial building - expired	Approved by PC	May 2016
UC-0049-13 (ET-0048-13)	First extension of time to review a food cart	Denied by PC	July 2013
UC-0049-13 (WC-0049-13)	Waiver of conditions to amend the limited hours of operation	Denied by PC	July 2013
UC-0049-13	Original application for a food cart - expired	Approved by PC	March 2013
UC-0479-08 (ET-0173-09)	First extension of time to review a food cart - expired	Approved by PC	August 2009
UC-0479-08	Food cart - expired	Approved by PC	August 2008
UC-0359-90	Pawn shop in conjunction with an existing commercial building with a vehicle repair shop	Withdrawn	December 1990
VC-0788-90	Waive street landscaping, wall enclosed trash enclosure, and portions of unpaved parking lot	Withdrawn	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Corridor Mixed-Use	CG	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	City of Las Vegas	C-2	Tire shop

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.

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.

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.

This site is in the Sunrise Manor Planning Area and designated as Corridor Mixed-Use within the Master Plan. Goal SM-1 of the Master Plan encourages the reinvestment in established areas of Sunrise Manor. Also, Policy SM-1.3 of the Master Plan supports the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment. The proposed vehicle maintenance and repair (tire shop) is consistent with the range of uses that exist along this section of the Nellis Boulevard. There will be no changes to the existing buildings and the use conforms with Goal SM-5.1 which encourages compatible development that provide an employment base. Based on these goals and policies, staff finds the uses are appropriate for the area and supports the use permit. The proposed improvements will enhance the site, and the location of the bay doors face north and are partially blocked by the proposed landscaping. The use does not result in a substantial or undue adverse effect on the adjacent properties which are mostly undeveloped, a landscape buffer is proposed adjacent to the residential property to the east, and the use is located on the westerly portion of the site. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support this request to not install full off-site improvements on Monroe Avenue when there are existing full improvements on the north and south side of the street. Additionally,

full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #2a

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Waiver of Development Standards #2b

Staff cannot support the reduction of the departure distance along Monroe Avenue since this is a self-imposed hardship that could be addressed with a site redesign. The previous site plan that was provided met the departure distance standards. With the current site plan, staff has concerns with the traffic coming off of Nellis Boulevard as well as the residential traffic to the east being in conflict with movements from both of the driveways on Monroe Avenue.

Staff Recommendation

Approval of the use permit and the design review; denial of waivers of development standards #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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: AMIGO REALTY CORPORATION

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

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0203-SIENA 74 HOLDING LIMITED PARTNERSHIP & SIENA 75 HOLDING LIMITED PARTNERSHIP:

VACATE AND ABANDON easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment) and Charleston Boulevard and Colorado Avenue within Sunrise Manor (description on file). TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 707 square foot curb return driveway easement located along the western portion of the northern property line, approximately 220 feet west of the intersection of the Broadalbin Drive and Charleston Boulevard. The existing driveway is going to be demolished and removed with the redevelopment of the site, resulting in the easement being no longer needed to maintain access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision map	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility and transient and non-transient hotel - hotel portion withdrawn	Approved by BCC	October 2024
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential development & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential development

Related Applications

Application Number	Request
UC-25-0202	A use permit for a proposed multi-family residential development, waivers of development standards, and a design review for a proposed mixed-use development is a companion item on this agenda.
TM-25-500047	A tentative map for a 2 lot mixed-used development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of driveway easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-06-501-009

PROPERTY ADDRESS/ CROSS STREETS: Charleston Blvd & Broadablin Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and Abandonment of portions of an existing Public Easement

PROPERTY OWNER INFORMATION

NAME: Siena 52, 53, 54, 55, 56, 74 and 75 Holding Limited Partnership

ADDRESS: 10655 Park Run Dr. Suite 160

CITY: Las Vegas STATE: NV ZIP CODE: 89144

TELEPHONE: N/A CELL N/A EMAIL: mitch@ogronprop.com

APPLICANT INFORMATION (must match online record)

NAME: Siena 54, Siena 55 and Siena 56 Holding Limited Partnership - c/o Mitch Ogron

ADDRESS: 10655 Park Run Dr. Suite 160

CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # N/A

TELEPHONE: 702-596-5611 CELL 702-596-5611 EMAIL: mitch@ogronprop.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene

ADDRESS: 520 South Fourth Street

CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835

TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.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)*

Mitch Ogron

Property Owner (Print)

02-04-2025

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" 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) VS-25-0203

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 3/5/25

BCC MEETING DATE 3/21/25

FEES \$1,200

TAB/CAC LOCATION Sunrise Manor DATE 3/11/25



February 5, 2025

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Vacation Application Justification Letter
4101 E. Charleston (APR-24-101513)

To whom it may concern:

On behalf of our clients, we are requesting a vacation of a curb return driveway, located off Charleston Blvd and Broadalbin Drive. The vacation is requested as part of the preliminary review of a Tentative Map.

We are proposing to vacate a curb return driveway, located off Charleston Blvd and Broadalbin Drive, dedicated per document numbers 990105:00623. The curb return driveway is being vacated as it will not be located where the forthcoming proposed driveways will be. The forthcoming proposed driveways will accommodate the latest planned layout for this site. The forthcoming proposed driveways will also adhere to the recommendations of the approved Traffic Study by NDOT.

We feel the proposed vacation is compatible with the surrounding area and will not affect the integrity of the surrounding neighborhood. With this in mind, we respectfully request the approval of the curb return driveway vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

If you have any questions and/or comments during your review, please feel free to reach me via email or by phone at (702) 798-7978.

Sincerely,
L.R. NELSON CONSULTING ENGINEERS, LLC

Edgar León, PE

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0202-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:

USE PERMIT for a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce electric vehicle (EV) parking stalls; and **2)** reduce throat depth.

DESIGN REVIEW for a proposed horizontal mixed-use development on 14.1 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-006; 161-06-501-008 through 161-06-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

- a. Reduce the number of installed EV parking spaces to 10 spaces where 59 spaces are required per Section 30.04.04H (an 83% reduction).
- b. Reduce the number of EV capable parking spaces to 59 spaces where 197 spaces are required per Section 30.04.04H (a 70% reduction).
- 2. Reduce the throat depth of a call box along Broadalbin Drive to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 50% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.1
- Project Type: Horizontal mixed-use development
- Number of Units: 512
- Density (du/ac): 36.31
- Number of Stories: 4 (residential)/1 (commercial)
- Building Height (feet): 50 (residential buildings)/24 (clubhouse)/35 (commercial)
- Square Feet: 25,353 (commercial)/383,327 (residential)
- Open Space Required/Provided: 120,487/29,920
- Parking Required/Provided: 735/350

- Sustainability Required/Provided: 7/7

History & Request

The site was previously approved for a commercial complex consisting of several restaurants, a gas station and convenience store, an urgent care facility, and a future pad site, through UC-24-0387, located on the northern portion of the site. This request also originally included a 512 unit transient and non-transient motel complex located on the southern portion of the site but was ultimately withdrawn at the request of neighboring property owners. The applicant is now returning to entitle the site as a horizontally mixed-use development with the previous motel portion of the site being converted into a 512 multi-family residential development. The previously approved commercial complex will now be integrated with the newly proposed multi-family residential development, but their design and location will ultimately remain unchanged. The applicant will maintain the use permit and waiver of development standards application portions of UC-24-0387 and will replace the design review portion with this request.

Site Plans

The plans provided depict a proposed horizontal mixed-use shopping center and multi-family residential development located on the southwest corner of Charleston Boulevard and Broadalbin Drive, approximately 900 feet west of Lamb Boulevard. The parcel is 14.1 acres with the multi-family residential buildings primarily located on the southern half of the site with the commercial buildings located on the northern portion of the site. There are 5 proposed commercial buildings totaling 25,353 square feet and 5 multi-family residential buildings totaling 383,327 square feet.

Access to the site is provided by 5, two-way commercial driveways and 1 exit only driveway. The first 2 driveways are located along the north property line adjacent to Charleston Boulevard. The plan also shows 2 additional driveways located along the east property line adjacent to Broadalbin Avenue. The fifth driveway is centrally located along the west property line and the exist only driveway is located on the southwest corner of the site.

Overall, these driveways access a system of drive aisles that form a cross shape across the site with a main east-west drive aisle that connects Sacramento Drive and Broadalbin Drive. This drive aisle runs centrally on the site south of the commercial buildings providing access to the buildings through smaller drive aisles. Another main drive aisle runs north-south connecting Charleston Boulevard, the east-west drive aisle, and the multi-family residential portion of the site. A third major drive aisle also runs from Broadalbin Drive to Sacramento Drive and runs east to west just south of the multi-family buildings.

In addition, pedestrian access walkways are provided throughout the site and connect all buildings. Additionally, bicycle racks and EV parking spaces are provided throughout with 10 spaces to be installed and 59 capable spaces to be provided where 59 installed spaces and 197 capable spaces are required. Overall, a total of 735 parking spaces are required for the entire mixed-use development with 350 parking spaces provided throughout the whole site.

Building A

At the northwestern corner of the site is a proposed 5,244 square foot quick service restaurant with 595 square feet of outdoor dining space located on the east side of the building and a 24

foot wide drive-thru lane that wraps around the site starting on the east side of the proposed western parcel. The drive-thru starts by running north along the proposed parcel boundary, then west, and then heading south to connect with the western side of the proposed building. The proposed building is situated in the west-central portion of the site. Parking is provided directly to the east of the proposed building. The drive-thru is shown to be 54 feet away from the multi-family residential development to the west and 122 feet from the single-family residential developments to the north. A trash enclosure is provided to the southeast of the building.

Building B

The second commercial building is to the east of Building A and is proposed to be a convenience store with a gas station. The convenience store is shown to be rectangular in shape and approximately 5,200 square feet and located south of the gas pumps. The gas canopy and fuel pumps are shown to be located 63 feet north of the proposed convenience store building and approximately 167 feet from the single-family residential development to the north across Charleston Boulevard. Parking for the site is located both in front of and behind the convenience store building. A trash enclosure and loading area is provided directly to the southeast of the convenience store building.

Building C

The third commercial building is found directly to the east of a central drive aisle. The proposed building is to be another quick service restaurant with a total area of 1,809 square feet with the building placed in the north-central portion of the site. The area south of the building primarily serves a 12 foot wide drive aisle that starts at the south end of the parcel and runs north to connect with the building and exits just to the east of the building. The drive thru lane encircles a central landscaping area and is shown to be set back approximately 160 feet from the single-family residential development to the north but will mostly be completely screened from the development by the restaurant building. Parking is shown to be located directly to the north and east of the central landscaping space and building. A trash enclosure is provided at the northern end of the parking row adjacent to the landscaping area.

Building D

The fourth commercial building is found approximately 56 feet to the east of Building C and is shown to contain 3,000 square feet and will service a future restaurant or retail use. The building is shown to be rectangular in shape. The plans show that this building will also be provided with a drive-thru lane that is 12 feet wide. This drive-thru lane will be just north of the proposed building and will progress along the north and western sides of the building, exiting at the southwest corner of the building. Parking for the building is shown to the north and east of the proposed building. A trash enclosure is northeast of the building and a loading space is located on the south side of the drive aisle to the south.

Building E

The easternmost commercial building is located in the northeast corner of the site. The proposed 10,100 square foot building will serve as a proposed emergency care facility. The building is rectangular in shape with drop-off and pick-up areas located in the northwest and southwest corners of the building. Parking for the site is located surrounding the building. A trash enclosure is provided south of the building. Lastly, a proposed ATM structure is provided south of the

proposed emergency care facility, across the drive aisle north of Apartment Building E2 and E3. The ATM structure will have two, 12 foot wide drive aisles that will both enter and exit from the east-west drive aisle with room for a total of 6 cars in each lane.

Multi-Family Residential Site

The multi-family residential site runs the length of the southern portion of the site and is primarily located south of the main east-west drive aisle. The multi-family residential portion is comprised of 5 buildings with 2 buildings on the west side of the main north-south drive aisle and 3 buildings on the east side of the main north-south drive aisle. Each building is comprised of a northern and southern wing that surround a central courtyard space. This results in a footprint that ranges in size from 17,905 square feet for the eastern 4 buildings up to 21,069 square feet for the westernmost building.

In addition, a 3,195 square foot clubhouse space is being provided to the northeast of the eastern building on the west side of the north-west driveway. The clubhouse will also come with a pool area. Furthermore, a playground and a dog park are provided on the north side of the eastern set of buildings. Parking is provided in 2 parking courts located to the south of each set of buildings. Additionally, the entire multi-family residential site is sectioned off from the northern shopping center and the surrounding area by a 6 foot tall wrought iron fence. A main entrance gate is provided in the central north-south drive aisle, approximately 115 feet south of the intersection with the main east-west drive aisle for the site. An additional two-way gated entrance is provided along the southeast driveway along Broadalbin Drive. The gate is set back 75 feet from Broadalbin Drive with the call box set back 50 feet from Broadalbin Drive. Lastly, an exit only gate is located along the southwestern driveway that exits out onto the Sacramento Drive Public Access Easement. This gate is shown to be set back about 25 feet from the edge of the easement. All provided gates are 6 feet tall, made of wrought iron, and are swing gates.

Trash enclosures are provided within the southern parking lot area and are within 200 feet of the multi-family buildings. The multi-family residential portion of the site is also being provided with 29,920 square feet of open space where the required 20% of the overall site total is 120,487 square feet. The open space is being met by a 8,901 square foot pool area located just to the south of clubhouse, a 17,070 square foot playground and dog run located to the north of the eastern buildings, a 2,270 square foot open common space located in the space between the eastern buildings, a 1,084 square foot outdoor space located between the western buildings, and a patio area located within Building #1.

Landscaping

Parking lot, street, and buffering landscaping is being provided across the site. Street landscaping is being provided along Charleston Boulevard and Broadalbin Drive. Along Charleston Boulevard, a varying 10 foot to 22 foot wide landscaping strip is provided behind an existing attached sidewalk. Along Broadalbin Drive, a 15 foot to 17 foot wide landscaping street is provided behind an attached sidewalk. In both street landscaping strips, a combination of mostly Shoestring Acacia and Blue Palo Verde trees are provided. A total of 15 Shoestring Acacia trees are provided along Broadalbin Drive, where 14 large trees are required, and a total of 36 Shoestring Acacia trees are provided along Charleston Boulevard, where a total of 36 large trees are required. Additional Blue Palo Verde trees are interspersed amongst the Shoestring Acacia

trees along the streets. Within the parking lot, a combination of Shoestring Acacia, Blue Palo Verde, Mulga, and Weeping Acacia trees are provided in various combinations. In general, trees are placed every 6 spaces or every 12 spaces when a landscape strip is present. When such an arrangement is not possible, additional trees have been provided in alternate locations to off-set this issue.

A screening landscape buffer is provided along the entire southern property line and a portion of the southwestern property line. The landscape buffer present along the southern property line consists of a 15 foot wide landscaping strip with 2 staggered rows of Mulga trees spaced every 10 feet. Additionally, an 8 foot high decorative wall is proposed along the southern property line. Along the southern 265 feet of the western property line a modified screening landscape buffer is provided. The landscape strip along this portion of the property is shown to be 13.3 feet wide and contains Blue Palo Verde trees every 10 feet in staggered rows south of the proposed driveway and Shoestring Acacia placed every 10 feet in a single row north of the proposed driveway. An 8 foot high decorative wall is proposed to the west of the proposed landscape strip.

Elevations & Floor Plans

The elevations and floor plans provided depict the following for each building:

Building A

This building is a typical commercial restaurant building and stands 23 feet tall. The exterior of the building is primarily beige colored stucco with neutral metal roof elements. The roof is a flat roof with cool roof elements. Roof extensions and wall pop-outs are found on all elevations. A brick veneer accent runs along the entire base of the building. The main entrance to the building is found on the east elevation with an additional customer entrance on the south side of the building. All window and doors have an associated awning. A 10 foot tall outside dining patio with fans is found on the east side of the building. The interior of the building shows a 940 square foot dining area and a 1,275 square foot kitchen space. Additional spaces in the building include a breakroom, restrooms, a drive-thru meal fulfillment area and freezer and refrigerator space.

Building B

Building B is shown as a typical commercial retail building and stands 21.5 feet tall at its tallest point. The exterior of the building is primarily a dark beige colored stone block with a lighter, neutral colored long block dispersed between the darker blocks. Brown metal roof elements are provided along the entire roofline. The roof is a flat roof with cool roof elements. Roof extensions and wall pop-outs are found on all elevations. A slate stone veneer accent runs along the entire base of the building. The main entrance to the building is found on the north elevation with a standard aluminum window and double door system. An additional customer entrance with a single aluminum door is found on the eastern elevation. All window and doors have an associated awning or are recessed into the building. The interior of the building is shown to contain a 2,596 square foot sales area with a 495 square foot back room, and 426 square foot cashier and prep area. Additional areas include restrooms, a walk-in cooler, storage, and freezer and refrigerator spaces.

Building C

Building C is shown to be a restaurant building with brand specific architecture. The building elevations show the building will be 24.5 feet tall with a taller building blade element reaching 34.5 feet tall. The elevations show that all 4 elevations of the site will primarily be brightly painted stucco with articulations that mimic dessert sprinkles. Metal accent paneling is provided along the north, south, and east elevations. A blade projection is provided along the northern façade with the entrance to the building along the north side of the building as well. Access to the building is provided by a standard commercial aluminum window and double door system with a donut outline surrounding the entrance. Numerous wall and roof projections are provided across the building. The interior of the building is shown to include a 410 square foot sales area and a 226 front of house kitchen. An 870 square foot back of house kitchen, restrooms, and a breakroom are also provided.

Building D

The applicant indicates this building will be developed in the future and no floor plans or elevations are provided.

Building E

Building E is shown to be a typical commercial building with a maximum height of 28.3 feet tall. The building is comprised primarily of a sand-colored stucco and brick veneer. The brick is primarily found along the base of the building and the corners of the building with the stucco within the center portions of the building. The roof is flat with cool roof elements and a foam parapet around the building. Roof and wall projections are provided on the corners of the building. Two identical porte-cocheres are provided along the north and south elevations of the building and are architecturally compatible with the building. Sliding doors for the entrance to the building are provided on the south and north of the building and all windows and doors on the south and west facades are shaded with awnings. The interior of the building shows a main corridor that circles the building with various exam rooms, laboratory, offices, and support room connecting to this corridor. A waiting room and various staff breakrooms are also provided.

Multi-Family Residential Site

The elevations provided show that the 5 multi-family residential buildings are all similar in size and design to each other. The elevations show that the multi-family residential buildings will be approximately 50 feet tall. The multi-family residential buildings will primarily be constructed of blue, silver, and white stucco with black metal railings accenting each floor. The elevations show that various white wall and roof projections will be provided to break-up each façade and call out certain building modules. Staircases on the west and east facades will be capped on the roof by a metal parapet with the walls containing an accented vertical metal screen. The elevations show that all corridors are external to the building with rooms located interiorly to the corridors. The elevations show that the clubhouse will have a matching architectural theme and colors and will be a maximum of 24 feet tall. The interior of the clubhouse will contain a game room and gathering space, a lobby, a gym, an office, and other support spaces.

The multi-family residential buildings will contain 1 and 2 bedroom units. These units will all contain a central living room space with a full kitchen. The bedroom spaces will be separated from the central living room space and will be either to the east or west of the living room in the

1 bedroom units or on both sides of the living room in the 2 bedroom units. The 1 bedroom units will be about 440 square feet and the 2 bedroom units will be about 675 square feet. Each floor of the multi-family residential buildings will contain approximately 24 units with the ground level also containing laundry and mechanical/support spaces. Each building is shown to have 4 rows of units with the 2 bedroom units shown to be primarily on the ends of each row with the 1 bedroom units situated between them. A central courtyard space is shown in the middle of each multi-family residential building. A total of 512 units are proposed between all buildings with 352, one bedroom units and 160, two bedroom units provided.

Applicant's Justification

This is an in-fill project that will provide a multi-family residential development for the area to fulfill a critical need for housing in the area. The project is in a major transportation/transit corridor with a bus stop adjacent to the site. Projects with high density and intensity are encouraged adjacent to transportation/transit corridors. The site also has easy access to US-95/I-11, because the ramp is located less than half a mile from the site.

The number of required EV parking spaces for the project including the total number, the installed and capable numbers are excessive for this project due to its location along a major transportation and transit corridor. A high percentage of residents in the multi-family portion of the site will use public transportation, bicycles, scooter, motorbikes and other forms of public transportation which is outlined and justified in the attached Parking Demand Study. Additionally, since the project is a mixed-use development the residents will walk to the commercial portion of the site and so will many other pedestrians from the adjacent and existing multi-family developments in the area. The reduction in call box setback is needed for the gate located on the east side of the residential portion of the site and is a secondary access to the site. The primary access to the residential area is from the central driveway and drive aisle to the site from Charleston Boulevard. All the other gate/call boxes comply with Code. This primary/central driveway is designed as the focal point to the site and connects all portions of the site with other east west drive aisle. Additionally, a large percentage of the residents will use public transportation, therefore, a reduction in the requirement for this gate will not impact the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility and transient and non-transient hotel - hotel portion withdrawn	Approved by BCC	October 2024
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

Related Applications

Application Number	Request
VS-25-0203	A vacation and abandonment of a curb return driveway easement is a companion item on this agenda.
TM-25-500047	A tentative map for a 2 lot mixed-used development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The purpose of reviewing use permits for multi-family residential developments is to assure the proposal will not cause an undue burden on the surrounding land uses, the use is compatible with the existing uses on the site and in the surrounding area, and there is sufficient parking and transit needs are addressed. Staff finds the surrounding area is primarily composed of single-family residential developments, commercial complexes, and other multi-family residential developments. The multi-family residential portion of the site is in the southern portion of the site adjacent to the existing single-family residential development. The placing of the residential portion of the development in the south allows for an adequate transition from the lower intensity residential to the south from the higher intensity commercial uses along Charleston Boulevard.

Additionally, the density of the proposed development is similar to the multi-family residential development to the west and other multi-family developments along both sides of Charleston Boulevard. The commercial uses in the surrounding area should pair nicely with the proposed multi-family development allowing for various retail, restaurant, and healthcare opportunities. The placement of the multi-family residential development along Charleston Boulevard allows direct access to a high capacity transit route and direct access to the I-11. Given the high traffic nature of the Charleston Boulevard corridor and the existence of similar developments in the area, the increase in traffic should not cause any undue burdens.

The applicant has also provided a parking demand study which indicates the provided parking should be sufficient for the site. Finally, the proposed multi-family residential development will support Master Plan Policies 1.1.1, 1.1.2, 1.4.4, and 1.4.5 which support the use of in-fill properties for the development of new housing units and support the development of residential units that are properly placed to provide for a mix of housing along high-capacity transit routes and are properly buffered from lower intensity uses. For these reasons, staff can support this use permit.

Waivers of Development Standards

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

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of providing EV capable and installed charging spaces is to adapt to changing trends in car ownership and the increase in the number of non-gasoline powered vehicles. Staff finds given the trend of electrical vehicles becoming more affordable and the overall growth of ownership of such vehicles, the need for EV capable and installed spaces is important. Given the combination of the commercial uses and the multi-family residential use there may be residents, staff, and visitors that could use such chargers. Additionally, the number of EV spaces being provided is not proportional to the large number of residential units and commercial space and at least more EV charging capable spots should be provided to address future charging needs. 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.

Overall, staff finds that the proposed shopping center and multi-family residential complex will provide new dining opportunities for the area but also needed healthcare and residential units. The designs of the proposed buildings are generally modern and consistent with other brand specific architecture both within Clark County and nationally. The site is also set-up similar to the complex to the west with the multi-family residential development in the rear and the shopping complex along Charleston Boulevard. In addition, there is sufficient car and bicycle parking is provided on the site, and circulation is generally well thought out on the site. The site is also located along major transit routes that should help to support the use of the site as a single integrated mixed-use development. Staff also finds that landscaping has been well provided with street and parking lot landscaping able to provide needed shade in an area with high heat island impacts and the buffering landscaping adequately screens the site. The development of the subject site would also activate a previously underutilized property which will support Master Plan Policy 1.4.4, which encourages the redevelopment of previously used in-fill lots.

With that said, staff is concerned regarding the integration of the site and the design elements used to unify the development into a single horizontal mixed-use development. While the residential portion of the site is well connected to the commercial portion of the site by car there appears to be few pedestrian connections that allow for direct access to the commercial portion of the site. The proposed pedestrian connections primarily require one to take long paths to reach the commercial portion of the site from the residential portion of the site. Additionally, there is no unifying architectural theme between the commercial and residential portions of the site, which would make it difficult for someone to identify that the 2 portions of the site are related or even the commercial portions of the site are related. Finally, while the site is well landscaped, the site generally lacks the open spaces and streetside amenities that are typical of a unified mixed-

use development. Street landscaping is provided, but there is limited shared amenities that are expected of the mixed-use development that not only enhance the area but also the quality of life within the site. The open space provided is quality space with adequate amenities, but the overall is insufficient for the number of units and people that would be using those spaces. Finally, staff finds the proposed development is not supporting Clark County Master Plan Policies 1.3.1 and 1.3.5, which supports the development of sites that promote neighborhood livability and the integration of neighborhoods and related uses. For these reasons, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth distance to the call box for the Broadalbin Drive driveway based on the design of the site with the main driveway entrance being on Charleston Boulevard. Additionally, Broadalbin Drive should see minimal traffic as it ends to the south.

Staff Recommendation

Approval of the use permit and waiver of development standards #3; denial of waiver of development standards #1 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the design review portion of UC-24-0387;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** MITCH OGRON**CONTACT:** LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500047-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:

TENTATIVE MAP for a 1 lot commercial and 1 lot residential subdivision for a proposed mixed-used development on 14.1 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-006; 161-06-501-008 through 161-06-501-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.22 (commercial lot)/7.88 (residential lot)/14.1 (overall)
- Project Type: Horizontal mixed-use development
- Number of Lots: 2
- Number of Units: 512
- Density (du/ac): 36.31 (overall)

Project Description

The plans depict a horizontal mixed-use project consisting of a commercial development on 6.22 gross acres located on the northern portion of the site and a multi-family development on 7.88 gross acres on the southern portion of the site. The multi-family project consists of 512 dwelling units with a density of 36.31 dwelling units per acre. Access to the site is granted from 2 commercial driveways each along Charleston Boulevard, Broadalbin Drive, and Sacramento Drive Access Easement.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision map	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility and transient and non-transient hotel - hotel portion withdrawn	Approved by BCC	October 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to the C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
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ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential development & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential development

Related Applications

Application Number	Request
UC-25-0202	A use permit for a proposed multi-family residential development, waivers of development standards, and a design review for a proposed mixed-use development is a companion item on this agenda.
VS-25-0203	A vacation and abandonment of a curb return driveway easement 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30. Additionally, the proposed location, size, and design of the proposed lots are consistent with the accompanying design review and should be sufficient for the proposed mixed-use development. The proposed lots each have sufficient access to surrounding streets. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge TM-24-500076.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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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 side 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. 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 current 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 does not object to these requests; however, since staff does not support the other waivers of development standards, or the design review, staff cannot support these requests.

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 improve 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. Since staff does not support the waivers of development standards, staff cannot 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, 2711 E. SAHARA AVENUE, LAS VEGAS, NV 89104

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700022-LRLJ, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN) on 4.99 acres.

Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment); and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-002

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1758 N. Nellis Boulevard
- Site Acreage: 4.99
- Existing Land Use: Undeveloped

Applicant's Justification

This request for the subject parcels is related to applications for a proposed single-family residential development on a total of 10.71 acres that are related items on this agenda. Currently, the overall site is under two master plan categories being Corridor Mixed-Use (CM) and Compact Neighborhood (CN). More specifically, the subject parcels (APN: 140-21-401-007 and 140-21-405-002) have either split planned land use with both Corridor Mixed-Use (CM) and Compact Neighborhood (CN). or just Corridor Mixed-Use (CM) on the property. The applicant is proposing a future compact single-family residential subdivision consisting of 87 lots. With that, the applicant proposes a master plan amendment for the subject parcels to Compact Neighborhood (CN) for uniformity over the entire development. According to the applicant, in-fill development 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. Additionally, the Master Plan envisions that "Sunrise Manor, over time, through compatible in-

fill and redevelopment, establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers.”

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18; RS3.3 & CG	Multi-family residential complex, single-family residential homes, Vehicle sales & repair shop
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building
East	Ranch Estates Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential homes
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development

Related Applications

Application Number	Request
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
WS-25-0276	A single family residential development with waivers and design review is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.
TM-25-500066	An 87 lot single-family residential subdivision 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 Corridor Mixed-Use (CM) to Compact Neighborhood (CN) which allows residential development up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. The majority of APN 140-21-401-007 is already planned for Compact Neighborhood (CN) and parcels along 3 sides of APN 140-21-405-002 are also planned Compact Neighborhood (CN). Designating these parcels to Compact Neighborhood (CN) will provide uniform land use with the adjacent parcels, which with the subject parcels are part of a proposed single-family residential development. Furthermore, Compact Neighborhood would be an appropriate transition between the CG (Commercial General) Zone commercial businesses along Nellis Boulevard to the west and the RS20 and RS3.3 zoned single-family residential to the east. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the Compact Neighborhood land use category 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 18, 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: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-405-002

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

87-lot single family residential subdivision. Application for Master Plan Amendment.

PROPERTY OWNER INFORMATION

NAME: SSAT Investment Properties LLC

ADDRESS: 6121 Racel St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: emilys@taneycorp.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.

Saul Alvarez

Property Owner (Signature)*

SSAT Investment Properties LLC

Property Owner (Print)

11/26/24

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-25-700022

ACCEPTED BY RG

PC MEETING DATE 5/20/25

DATE 3/27/25

BCC MEETING DATE 6/18/25

FEES \$3,200

TAB/CAC LOCATION Sunrise Manor DATE 5/1/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-401-007

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision. Application for a Master Plan Amendment.

PROPERTY OWNER INFORMATION

NAME: LRLJ LLC

ADDRESS: 2745 North Nellis Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srđjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: emilys@taneycorp.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)*

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	OTHER _____

APPLICATION # (s) PA-25-700022

ACCEPTED BY PG

PC MEETING DATE 5/20/25

DATE

BCC MEETING DATE 6/18/25

FEES

TAB/CAC LOCATION Sunrise Manor

DATE 5/1/25

\$ 3,200



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

January 9, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Nellis & Stanley
APR-24-101222
APN: 140-21-401-007, 140-21-405-001, 140-21-405-002, & 140-21-405-005
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Master Plan Amendment for a proposed Single-Family Subdivision.

Project Information

The subject site is 10.71 gross acres and located north of Owens Avenue and west of Nellis Boulevard. A Tentative Map is requested to allow for the development of an 87-lot single-family residential subdivision with a density of 8.12 dwelling units per acre. The lots range in size from 2,718 square feet to 5,209 square feet, with an average lot size of 3,037 square feet. APN:140-21-401-007 is split zoned the west side is zoned RS3.3 (Residential Single-Family 3.3) the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-001 is split zoned the west side is RS3.3 (Residential Single-Family 3.3) and the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-005 is split zoned the north east side is zoned RS3.3 (Residential Single-Family 3.3) and the south west is zoned CG (Commercial General). APN:140-21-405-002 is zoned RS3.3 (Residential Single-Family 3.3) and only half of this parcel will be used for the proposed development. A separate Zone Boundary Amendment is requested in support of all the parcels to be zoned RS2 (Residential Single-Family 2). APN: 140-21-401-007 is split the north west side has a Planned Land Use of CM (Corridor Mixed-Use) the south west is CN (Compact Neighborhood). APN 140-21-405-001, 140-21-405-002 and APN: 140-21-405-005 has a Planned Land Use of Compact Neighborhood. A separate Master Plan Amendment is requested in support of CN (Compact Neighborhood).

Nellis Boulevard and Owens Avenue will remain in their existing condition which contains curb, gutter, attached sidewalk, and streetlights. Ringe Ln will receive full off-site improvements including curb, gutter, and detached sidewalk. No streetlights are needed as they exist across the street on Ringe Lane. All lots will be accessed through Ringe Lane via 48' wide public streets with "R" curb.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
North (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)
	Compact Neighborhood (CN)	Residential Multi-Family 18 (RM18)

**PLANNER
COPY**

3/27/25



South (Undeveloped)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use	Commercial General (CG)
East (Undeveloped)	Ranch Estates Neighborhood (RN)	Residential Single-Family 20 (RS20)
	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)

Perimeter landscaping will be provided along all public rights-of-way. Ringe Ln. will consist of 15 feet of landscaping with detached sidewalks. This is consistent with Title 30 requirements. Nellis Blvd. will consist of 10' of landscaping behind the existing 5-foot sidewalk and Owens Avenue will consist of 15 feet of landscaping behind the existing 5-foot sidewalk.

Master Plan Amendment

This request is to amend the land use of the subject parcel of APN 140-21-405-002 & a portion on the north west of APN140-21-401-007 to CN (Compact Neighborhood) from CM (Corridor Mixed-Use). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the neighborhood.

In the master plan on page 204, it is stated that "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." Our proposed project site aligns with this vision by proposing an RS2 zoning, which increases density in a manner that complements the existing neighborhood fabric. This development will enable residents to remain in the community as their circumstances change. The Master Plan envisions that "Sunrise Manor, over time, through compatible infill and redevelopment, establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers."

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeff Thomson, EI
Assistant Project Manager

3/27/25
**PLANNER
COPY**

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SUNRISE MANOR LAND USE PLAN MAP
OF THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on May 20, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Sunrise Manor Land Use Plan Map by:

PA-25-700022 - Amending the Sunrise Manor Land Use Plan Map of the Clark County Master Plan on APN's 140-21-401-007 and 140-21-405-002 from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN). Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment); and the east side of Nellis Boulevard, 160 feet north of Owens Avenue.

PASSED, APPROVED, AND ADOPTED this 20th day of May, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0274-LRLJ, LLC:

ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to a RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1758 N. Nellis Boulevard
- Site Acreage: 10.71
- Existing Land Use: Undeveloped

Applicant's Justification

The request is to reclassify multiple split zoned parcels into one zone change for RS2 (Residential Single-Family) Zone. The subject site is proposed for an 87 lot compact single-family residential subdivision with a density of 8.12 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties. The proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18; RS3.3 & CG	Multi-family residential complex, single-family residential homes, & vehicle sales & repair shop
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales and retail building
East	Ranch Estates Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential homes
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
WS-25-0276	A single-family residential development with waivers and design review is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.
TM-25-500066	An 87 lot single-family residential subdivision 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. Although the subject site does not abut RS2 zoning, some of the adjacent parcels surrounding this site are zoned for a more intensive use. Therefore, the presence of RS2 zoning coupled with the conformity to much of the current planned land use over the entirety of the project, underscores the appropriateness of this zoning request. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS2 zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** LGI HOMES**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-401-007 & 140-21-405-001

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision . Application for a Zone Change.

PROPERTY OWNER INFORMATION

NAME: LRLJ LLC

ADDRESS: 2745 North Nellis Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srđjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: emilys@taneycorp.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)*

Property Owner (Print)

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) ZC-25-0274

ACCEPTED BY RG

PC MEETING DATE 5/20/25

DATE 3/27/25

BCC MEETING DATE 6/18/25

FEES \$1,700

TAB/CAC LOCATION Sunrise Manor DATE 5/1/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-405-002

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

87-lot single family residential subdivision. Application for a zone change.

PROPERTY OWNER INFORMATION

NAME: SSAT Investment Properties LLC

ADDRESS: 6121 Racel St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89131

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: emilys@taneycorp.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.

Saul Alvarez
Property Owner (Signature)*

SSAT Investment Properties LLC
Property Owner (Print)

11/26/24
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 checked="" 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) 2C-25-0274

ACCEPTED BY RG

PC MEETING DATE 5/20/25

DATE 3/27/25

BCC MEETING DATE 6/18/25

FEES \$1,700

TAB/CAC LOCATION Sunrise Manor

DATE 5/1/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-405-005

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

87-lot single family residential subdivision. Application for a Zone Change.

PROPERTY OWNER INFORMATION

NAME: Nellowe L P

ADDRESS: 2313 Caserta Ct

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: emilys@taneycorp.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)*

Domingo CAMBEIRO, Pres
DCS Construction & Development Inc Gen Partner
Nellowe, Limited Partnership
Property Owner (Print)

27 DEC 2024
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 checked="" 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) 26-25-0274

PC MEETING DATE 5/20/25

BCC MEETING DATE 6/18/25

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY RG

DATE 3/27/25

FEES \$1,700

DATE 5/1/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

March 27, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Nellis & Stanley
APR-24-101222
APN: 140-21-401-007, 140-21-405-001, 140-21-405-002, & 140-21-405-005
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Zone Boundary Amendment for a proposed Single-Family Subdivision.

Project Information

The subject site is 10.71 gross acres and located north of Owens Avenue and west of Nellis Boulevard. A Tentative Map is requested to allow for the development of an 87-lot single-family residential subdivision with a density of 8.12 dwelling units per acre. The lots range in size from 2,718 square feet to 5,209 square feet, with an average lot size of 3,037 square feet. APN:140-21-401-007 is split zoned the west side is zoned RS3.3 (Residential Single-Family 3.3) the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-001 is split zoned the west side is RS3.3 (Residential Single-Family 3.3) and the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-005 is split zoned the north east side is zoned RS3.3 (Residential Single-Family 3.3) and the south west is zoned CG (Commercial General). APN:140-21-405-002 is zoned RS3.3 (Residential Single-Family 3.3) and only half of this parcel will be used for the proposed development. A separate Zone Boundary Amendment is requested in support of all the parcels to be zoned RS2 (Residential Single-Family 2). APN: 140-21-401-007 is split the north west side has a Planned Land Use of CM (Corridor Mixed-Use) the south west is CN (Compact Neighborhood). APN 140-21-405-001, 140-21-405-002 and APN: 140-21-405-005 has a Planned Land Use of Compact Neighborhood. A separate Master Plan Amendment is requested in support of CN (Compact Neighborhood).

Nellis Boulevard and Owens Avenue will remain in their existing condition which contains curb, gutter, attached sidewalk, and streetlights. Ringe Ln will receive full off-site improvements including curb, gutter, and detached sidewalk. No streetlights are needed as they exist across the street on Ringe Lane. All lots will be accessed through Ringe Lane via 48' wide public streets with "R" curb.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
North (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)
	Compact Neighborhood (CN)	Residential Multi-Family 18 (RM18)

**PLANNER
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South (Undeveloped)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use	Commercial General (CG)
East (Undeveloped)	Ranch Estates Neighborhood (RN)	Residential Single-Family 20 (RS20)
	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)

Perimeter landscaping will be provided along all public rights-of-way. Ringe Ln. will consist of 15 feet of landscaping with detached sidewalks. This is consistent with Title 30 requirements. Nellis Blvd. will consist of 10' of landscaping behind the existing 5-foot sidewalk and Owens Avenue will consist of 15 feet of landscaping behind the existing 5-foot sidewalk.

Zone Boundary Amendment

This request is to rezone the subject parcels, with the APN's 140-21-401-007, 140-21-405-001, 140-21-405-002, & 140-21-405-005, to RS2 (Residential Single-Family 2). APN 140-21-401-007 is currently split zoned into 3 zoning categories CG (Commercial General), RM32 (Residential Multi-Family 32), and RS3.3 (Residential Single-Family 3.3). APN 140-21-405-001 is also split zoned in half between RS3.3 (Residential Single-Family 3.3) and RM32 (Residential Multi-Family 32). APN 140-21-405-002 is zoned RS3.3 (Residential Single-Family 3.3), and APN 104-21-405-005 is split zoned between RS3.3 (Residential Single-Family 3.3) and CG (Commercial General). Although the subject parcels do not abut and RS2 zoning 2 of the parcels are zoned for a more intensive zoning category. The presence of RS2 zoning, coupled with the conformity to the majority of the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

**PLANNER
COPY**



We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

**PLANNER
COPY**

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0275-LRLJ, LLC:

VACATE AND ABANDON a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

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

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac) Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
WS-24-0276	Waivers and design review for single-family residential development is a companion item on this agenda.
TM-25-500066	An 87 lot single-family residential subdivision 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 18, 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 4 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: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-401-007 & 140-21-405-001

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision Application for Vacation

PROPERTY OWNER INFORMATION

NAME: LRLJ LLC

ADDRESS: 2745 North Nellis Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: emilys@taneycorp.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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

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☐ WS

☐ ADR

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OTHER _____

APPLICATION # (s)

VS-25-0275

ACCEPTED BY

RG

PC MEETING DATE

5/20/25

DATE

3/27/25

BCC MEETING DATE

6/18/25

FEES

\$1,700

TAB/CAC LOCATION

Sunrise Manor

DATE

5/1/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 27, 2025

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Nellis & Stanley
APR-24-101222
APN: 140-21-401-007 & 140-21-405-001
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes – Nevada, LLC, is respectfully submitting justification for the following vacations.

Right-of-Way Vacation

This request is to vacate a portion of Ringe Lane public right-of-way conveyed to Clark County.

This vacation is being requested so that a 5-foot-wide detached sidewalk may be constructed along Ringe Lane.

A legal description, exhibit, and supporting documents for each vacation has been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Emily Sidebottom
Project Coordinator

**PLANNER
COPY**

3/27/25

VS-25-0275

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0276-LRLJ, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** allow attached sidewalk; **3)** reduce back of curb radius; and **4)** alternative turnaround.

DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along a portion of the north property line adjacent to Lots 20, 29 and 30 and along a portion of the south property line adjacent to Lot 42 to 7 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 133% increase).
- b. Increase the height of a retaining wall along Nellis Boulevard to 4 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).
2. a. Allow an existing attached sidewalk to remain along Nellis Boulevard where a detached sidewalk is required per Section 30.04.08C.
- b. Allow an existing attached sidewalk to remain along Owens Avenue where a detached sidewalk is required per Section 30.04.08C.
3. Reduce the back of curb radius along Lot 43 to 15 feet where a minimum of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).
4. Allow for an alternative turnaround on Hymas Street, where a cul-de-sac turnaround is required per Section 30.04.08D.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.71
- Project Type: Single-family residential development
- Number of Lots: 87

- Density (du/ac): 8.12
- Minimum/Maximum Lot Size (square feet): 2,718/5,209
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 1,284 to 1,609
- Open Space Required/Provided (square feet): 17,400/33,017

Site Plans

The plans depict a proposed single-family residential subdivision. The subdivision will be accessed by 2 streets from Ringe Lane to the east via public east/west streets (Tomas Street and Forkner Street). All the internal public streets measure 48 feet wide with 5 foot wide sidewalks on each side of the streets and will terminate as stub street except for Deegan Street on the northern portion of the subdivision which terminates as a cul-de-sac.

Currently, a Minor Subdivision Map (MSM-25-600012) has been submitted for APN 140-21-405-002 and Minor Subdivision Map (MSM-25-600008) has been submitted for APN 140-21-405-005, subdividing into 2 parcels on each site. Therefore, the west half of APN 140-21-402-002 and the southwest corner of APN 140-21-402-005 are not a part of the proposed subdivision.

The applicant has requested waivers for the increased retaining wall height. The proposed retaining walls along a portion of the northern boundary line adjacent to Lot 30; and along a portion of the southern boundary line adjacent to Lot 42 feature a 7 foot high retaining wall. Also, a proposed retaining wall along the entire west boundary line adjacent to Nellis Boulevard features 4 foot high retaining wall.

Landscaping

A 5 foot wide detached sidewalk as well as 2, 5 foot wide landscape strips on both sides of the detached sidewalk are provided along Ringe Lane. Also, 10 foot wide landscape strips are provided along the east side of Nellis Boulevard and the north side of Owens Avenue behind the existing attached sidewalks. The street landscaping comprised of shrubs and large trees that will be planted 30 feet on center.

Elevations

The plans depict 4, two-story homes that measure from 24 feet to 27 feet in height. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, coach light, covered patio, wall offset, stone veneer on some elevation options, and patterned garage doors.

Floor Plans

The plans depict models with 2 to 4 bedrooms, and 2.5 bathrooms. Each home will have a 2 car garage.

Applicant's Justification

The applicant requested to allow the existing sidewalks along Nellis Boulevard and Owens Avenue to remain attached and will provide landscaping behind the sidewalk. The requested increase of the retaining wall height is necessary to allow adequate drainage of the site. The

lowest point of the site is located at the intersection of Owens Avenue and Ringe Lane. For drainage to properly flow on the site is to run the north/south street at a minimum of 0.5% slope. Currently, the site is flat with a slope of 0.2%, which increases the height of the proposed retaining wall along the west and north portions of the site. The reduction of 15 for the back of curb radius is necessary to accommodate the proposed 2 car driveways. Low traffic volume will be passing through the curb return due to the location being in the interior of the subdivision and not on a major street. The requested waiver to not utilize the cul-de-sac as the preferred turnaround on Hymas Street is due to the uniqueness of the parcel and adjacent existing buildings, which it is more space-efficient and practical to use the alternative turnaround.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & Vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales and retail building
East	Ranch Estate Neighborhood (up to 2 du/ac) Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.

Related Applications

Application Number	Request
TM-25-500066	An 87 lot single-family residential subdivision 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

Waivers of Development Standards

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

Waivers of Development Standards #1a & #1b

The proposed 7 foot high retaining wall will be located along the north property line of the southwest quadrant of the parcel, which shares a property line with APN 140-21-401-006 along its south property line. The other location of the 7 foot high retaining wall is on the south boundary line portion of APN 140-21-405-001 and north boundary line of the west half of APN 140-21-405-002. This request is a self-imposed hardship that can be rectified by a redesign of the subdivision. Therefore, staff cannot support this request.

A proposed 4 foot high retaining wall will be located along the west boundary line of the subdivision along Nellis Boulevard and is separated by the proposed 10 foot wide landscape strip. since this area will last materials such trees and shrubs. The impact of the increased retaining wall height will not have any negative impact; therefore, staff can support this waiver 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 the development is consistent with the planned and existing uses in the immediate area. The development is compliant with Policy SM-1.1 (Neighborhood Revitalization), that encourages reinvestment and revitalization of older neighborhoods. 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 proposed design of the homes is compatible with the surrounding area. However, approval of this request is contingent upon approval of the companion items which staff does not fully support.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Nellis Boulevard and Owens Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment. Staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the back of curb radius adjacent to lot 43. The reduction will allow for increase distance to the driveway. Additionally, the reduction will cause vehicles to slow down to negotiate the turn, helping to improve safety for the neighborhood.

Waiver if Development Standards #4

Staff has no objection to not install a County approved turnaround for Hymas Street provided Fire Prevention approves the alternative design.

Staff Recommendation

Approval waiver of development standards #1b, #3, and #4. Denial waiver of development standards #1a and #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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

- 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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-405-002

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

87-lot single family residential subdivision. Application for Tentative Map, Waiver, and Design Review.

PROPERTY OWNER INFORMATION

NAME: SSAT Investment Properties LLC

ADDRESS: 6121 Racel St

CITY: Las Vegas STATE: NV ZIP CODE: 89131

TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____

TELEPHONE: 702-362-8844 CELL: _____ EMAIL: emilys@taneycorp.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.

Saul Alvarez
Property Owner (Signature)*

SSAT Investment Properties LLC
Property Owner (Print)

11/26/24
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 checked="" 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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0276

PC MEETING DATE 5/20/25

BCC MEETING DATE 6/18/25

TAB/CAC LOCATION Sunrise Manor DATE 5/1/25

ACCEPTED BY RG

DATE 3/27/25

FEES \$1,800



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-401-007 & 140-21-405-001

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision Application for Tentative Map, Waiver, and Design Review.

PROPERTY OWNER INFORMATION

NAME: LRLJ LLC

ADDRESS: 2745 North Nellis Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srđjan.bosnjak@lghomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: emilys@taneycorp.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)*

Property Owner (Print)

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)

WS-25-0276

ACCEPTED BY

RG

PC MEETING DATE

5/20/25

DATE

3/27/25

BCC MEETING DATE

6/18/25

FEES

\$1,800

TAB/CAC LOCATION

Sunrise Manor

DATE

5/1/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-405-005

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

87-lot single family residential subdivision Application for Tentative Map, Waiver, and Design Review.

PROPERTY OWNER INFORMATION

NAME: Nellowe L P

ADDRESS: 2313 Caserta Ct

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lqihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-985-8708

CELL

EMAIL: srdjan.bosnjak@lqihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

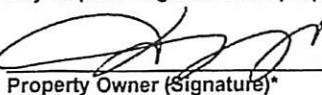
TELEPHONE: 702-362-8844

CELL

EMAIL: emilys@taneycorp.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)*

Domagoj CAMPBELL Pres
Ops Construction & Development Inc Gen Partner
Nellowe Limited Partnership
Property Owner (Print)

12/27/2024
Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☒ DR

☐ ET
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☐ SC
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☐ SN
☐ TC
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☐ UC
☐ VS
☐ WC

☒ WS
☐ ZC
OTHER _____

APPLICATION # (s) WS-25-0276

PC MEETING DATE 5/20/25

BCC MEETING DATE 6/18/25

TAB/CAC LOCATION Sunrise Manor

DATE 5/1/25

ACCEPTED BY RG

DATE 3/27/25

FEES \$1,800



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 14, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Nellis & Stanley
APR-24-101222
APN: 140-21-401-007, 140-21-405-001, 140-21-405-002, & 140-21-405-005
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 10.71 gross acre, 87-lot single-family residential subdivision.

Tentative Map

The subject site is 10.71 gross acres and located north of Owens Avenue and west of Nellis Boulevard. A Tentative Map is requested to allow for the development of an 87-lot single-family residential subdivision with a density of 8.12 dwelling units per acre. The lots range in size from 2,718 square feet to 5,209 square feet, with an average lot size of 3,037 square feet. APN:140-21-401-007 is split zoned the west side is zoned RS3.3 (Residential Single-Family 3.3) the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-001 is split zoned the west side is RS3.3 (Residential Single-Family 3.3) and the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-005 is split zoned the north east side is zoned RS3.3 (Residential Single-Family 3.3) and the south west is zoned CG (Commercial General). APN:140-21-405-002 is zoned RS3.3 (Residential Single-Family 3.3) and only half of this parcel will be used for the proposed development. A separate Zone Boundary Amendment is requested in support of all the parcels to be zoned RS2 (Residential Single-Family 2). APN: 140-21-401-007 is split the north west side has a Planned Land Use of CM (Corridor Mixed-Use) the south west is CN (Compact Neighborhood). APN 140-21-405-001, 140-21-405-002 and APN: 140-21-405-005 has a Planned Land Use of Compact Neighborhood. A separate Master Plan Amendment is requested in support of CN (Compact Neighborhood).

We are requesting for one access point instead of two per Section 30.04.09.C.1, which states that single-family residential subdivisions which are greater than 5 acres require a minimum of two access points. The site is 10.71 gross acres, from a safety perspective, consolidating access to a single point reduces potential conflicts between vehicles entering and exiting the subdivision. It also allows for improved monitoring and control of access, which can be advantageous in emergency situations. Additionally, this design minimizes disruptions to surrounding roadways and ensures a cohesive traffic pattern within the neighborhood. We believe the single access point approach balances the need for functionality, safety, and design efficiency, making it a practical solution for the proposed subdivision.

Nellis Boulevard and Owens Avenue will remain in their existing condition which contains curb, gutter, attached sidewalk, and streetlights. Ringe Ln will receive full off-site improvements including curb, gutter, and detached sidewalk. No streetlights are needed as they exist across the street on Ringe Lane. All lots will be accessed through Ringe Lane via 48' wide public streets with "R" curb.

**PLANNER
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3/27/25



The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
North (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)
	Compact Neighborhood (CN)	Residential Multi-Family 18 (RM18)
South (Undeveloped)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use	Commercial General (CG)
East (Undeveloped)	Ranch Estates Neighborhood (RN)	Residential Single-Family 20 (RS20)
	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)

Perimeter landscaping will be provided along all public rights-of-way. Ringe Ln. will consist of 15 feet of landscaping with detached sidewalks. This is consistent with Title 30 requirements. Nellis Blvd. will consist of 10' of landscaping behind the existing 5-foot attached sidewalk and Owens Avenue will consist of 15 feet of landscaping behind the existing 5-foot attached sidewalk.

Waiver of Development Standards – Detached Sidewalks (Nellis Blvd. & Owens Ave.)

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Nellis Blvd. and Owens Avenue. This is being requested due to there being an existing sidewalk that is located on each of these streets. It is proposed to have the sidewalk remain in the attached condition and then add landscaping behind it.

Waiver of Development Standards – Back of Curb Radius

This request is to allow for a minimum 15-foot radius where a 20-foot minimum is required per the Uniform Standard Drawing 201 for the curb adjacent to Lot 44. The 15-foot radius ensures compliance with the driveway separation requirement to the curb return. This will also allow us to accommodate the proposed two-car driveways. Low traffic volume will be passing through the curb return due to this location being located inside the development and not on a major street.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 7-foot of retaining wall where 3 feet is allowed. This is a 133 percent increase. The increase in height is necessary so that the site maintains adequate drainage. The lowest point of the site is located at the intersection of Owens Avenue and Ringe Lane. To drain the site to this location, we must run the north/south street at minimum slope (0.5%). Due to the site being very flat, 0.2% slope, this causes for the excess retaining wall that is needed along west and north portions of the site. As well as a small portion to the south.

**PLANNER
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3/27/25



Waiver of Development Standards – Alternative Turnaround

This request is to allow for an alternative 116-foot turnaround on Hymas Street, where a cul-de-sac would be required per Section 30.04.08 of the Clark County Development Code. Due to the uniqueness of the parcel and the adjacent existing buildings, it is more space-efficient and practical to use Alternative 116-foot Turnaround BFPB 3 from D105.2.

Design Review – Architecture

This request is for a design review of 4 architectural floor plans and elevations. The one to two- story detached single-family homes are 1,284 to 1,609 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. We will be complying with Section 30.02.25.D.3.iv(c) where it states that “a 10-foot reduction for the full primary structure width” is allowed. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Birch	25' Series	1,284	2 story	25'-8"	2 car garage
Cypress	25' Series	1,421	2 story	24'-8"	2 car garage
Juniper	25' Series	1,540	2 story	27'-2"	2 car garage
Oak	25' Series	1,609	2 story	24'-8"	2 car garage

Plan Name	Plan Number	Architectural Features
Birch	25' Series	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Cypress	25' Series	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation:



		<ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Juniper	25' Series	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line Window Trim
Oak	25' Series	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line Window Trim

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeff Thomson, EI
Assistant Project Manager

3/27/25
**PLANNER
COPY**

05/20/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500066-LRLJ, LLC:

TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-401-007; 140-21-405-001; 140-21-405-002; 140-21-405-005

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.71
- Project Type: Single-family residential development
- Number of Lots: 87
- Density (du/ac): 8.12
- Minimum/Maximum Lot Size (square feet): 2,718/5,209

Project Description

The plans depict a proposed single-family residential subdivision. The subdivision will be accessed by 2 streets from Ringe Lane to the east via public east/west streets (Tomac Street and Forkner Street). All the internal public streets measure 48 feet wide with 5 foot wide sidewalks on each side of the streets and will terminate as stub street except for Deegan Street on the northern portion of the subdivision which terminates as a cul-de-sac.

Currently, a Minor Subdivision Map (MSM-25-600012) has been submitted for APN 140-21-405-002 and Minor Subdivision Map (MSM-25-600008) has been submitted for APN 140-21-405-005, subdividing into 2 parcels on each site. Therefore, the west half of APN 140-21-402-002; and the southwest corner of APN 140-21-402-005 are not a part of the proposed subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0410	Vacated a portion of a right-of-way being Stanley Avenue	Approved by PC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18, RS3.3 & CG	Multi-family residential development & vehicle sales
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential homes, convenience store with gasoline sales & retail building
East	Ranch Estate Neighborhood (up to 2 du/ac) Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Undeveloped & single-family residential development
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3 & CG	Commercial development & single-family residential development

Related Applications

Application Number	Request
PA-25-700022	Plan Amendment from Corridor Mixed-Use to Compact Neighborhood is a companion item on this agenda.
ZC-25-0274	A zone change to reclassify the site from CG, RM32, & RS3.3 to RS2 zoning is a companion item on this agenda.
VS-25-0275	A vacation and abandonment of right-of-way (Ringe Lane) is a companion item on this agenda.
WS-24-0276	Waivers and design review for single-family residential development 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. Staff find that the design of the subdivision provides 2 points of access. The subdivision features a cul-de-sac; however, the remaining terminus streets within features stub streets. Approval of this request is contingent upon approval of the companion items. Since staff is not supporting WS-25-027, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 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

If approved:

- Parcel maps to record prior to the recordation of the Final Map.
- Applicant is advised that parcel maps MSM-25-600008 and MSM-25-600012 needs to be recorded prior to recordation of the final map within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-405-002

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

87-lot single family residential subdivision. Application for Tentative Map, Waiver, and Design Review.

PROPERTY OWNER INFORMATION

NAME: SSAT Investment Properties LLC

ADDRESS: 6121 Racel St

CITY: Las Vegas STATE: NV ZIP CODE: 89131

TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____

TELEPHONE: 702-362-8844 CELL: _____ EMAIL: emilys@taneycorp.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.

Saul Alvarez
Property Owner (Signature)*

SSAT Investment Properties LLC
Property Owner (Print)

11/26/24
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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-25-500066

ACCEPTED BY RG

PC MEETING DATE 5/20/25

DATE 3/27/25

BCC MEETING DATE 6/18/25

FEES \$750

TAB/CAC LOCATION Sunrise Manor DATE 5/1/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-401-007 & 140-21-405-001

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision Application for Tentative Map, Waiver, and Design Review.

PROPERTY OWNER INFORMATION

NAME: LRLJ LLC

ADDRESS: 2745 North Nellis Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LGI Homes-Nevada LLC

ADDRESS: 10100 W. Charleston

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-985-8708

CELL _____

EMAIL: srđjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: emilys@taneycorp.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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

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☐ WS

☐ ADR

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☐ DR

☐ PUD

☐ SDR

☒ TM

☐ WC

OTHER _____

APPLICATION # (s)

TM-25-500066

ACCEPTED BY

RG

PC MEETING DATE

5/20/25

DATE

3/27/25

BCC MEETING DATE

6/18/25

FEES

\$750

TAB/CAC LOCATION

Sunrise Manor

DATE

5/1/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-405-005

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

87-lot single family residential subdivision Application for Tentative Map, Waiver, and Design Review.

PROPERTY OWNER INFORMATION

NAME: Nellowe L P
ADDRESS: 2313 Caserta Ct
CITY: Henderson STATE: NV ZIP CODE: 89074
TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

APPLICANT INFORMATION (must match online record)

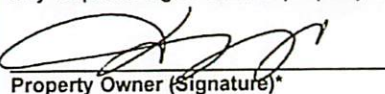
NAME: LGI Homes-Nevada LLC
ADDRESS: 10100 W. Charleston
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-985-8708 CELL: _____ EMAIL: srdjan.bosnjak@lgihomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: emilys@taneycorp.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)*

Domingo CAMBEIRO Pres
cos Construction & Development Inc Gen Partner
Nellowe Limited Partnership
Property Owner (Print)

27 DEC 2024
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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-25-500066

PC MEETING DATE 5/20/25

BCC MEETING DATE 6/18/25

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY RG
DATE 3/27/25
FEES \$750

DATE 5/1/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 14, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Nellis & Stanley
APR-24-101222
APN: 140-21-401-007, 140-21-405-001, 140-21-405-002, & 140-21-405-005
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 10.71 gross acre, 87-lot single-family residential subdivision.

Tentative Map

The subject site is 10.71 gross acres and located north of Owens Avenue and west of Nellis Boulevard. A Tentative Map is requested to allow for the development of an 87-lot single-family residential subdivision with a density of 8.12 dwelling units per acre. The lots range in size from 2,718 square feet to 5,209 square feet, with an average lot size of 3,037 square feet. APN:140-21-401-007 is split zoned the west side is zoned RS3.3 (Residential Single-Family 3.3) the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-001 is split zoned the west side is RS3.3 (Residential Single-Family 3.3) and the east side is zoned RM32 (Residential Multi-Family 32). APN: 140-21-405-005 is split zoned the north east side is zoned RS3.3 (Residential Single-Family 3.3) and the south west is zoned CG (Commercial General). APN:140-21-405-002 is zoned RS3.3 (Residential Single-Family 3.3) and only half of this parcel will be used for the proposed development. A separate Zone Boundary Amendment is requested in support of all the parcels to be zoned RS2 (Residential Single-Family 2). APN: 140-21-401-007 is split the north west side has a Planned Land Use of CM (Corridor Mixed-Use) the south west is CN (Compact Neighborhood). APN 140-21-405-001, 140-21-405-002 and APN: 140-21-405-005 has a Planned Land Use of Compact Neighborhood. A separate Master Plan Amendment is requested in support of CN (Compact Neighborhood).

We are requesting for one access point instead of two per Section 30.04.09.C.1, which states that single-family residential subdivisions which are greater than 5 acres require a minimum of two access points. The site is 10.71 gross acres, from a safety perspective, consolidating access to a single point reduces potential conflicts between vehicles entering and exiting the subdivision. It also allows for improved monitoring and control of access, which can be advantageous in emergency situations. Additionally, this design minimizes disruptions to surrounding roadways and ensures a cohesive traffic pattern within the neighborhood. We believe the single access point approach balances the need for functionality, safety, and design efficiency, making it a practical solution for the proposed subdivision.

Nellis Boulevard and Owens Avenue will remain in their existing condition which contains curb, gutter, attached sidewalk, and streetlights. Ringe Ln will receive full off-site improvements including curb, gutter, and detached sidewalk. No streetlights are needed as they exist across the street on Ringe Lane. All lots will be accessed through Ringe Lane via 48' wide public streets with "R" curb.

**PLANNER
COPY**
3/27/25



The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
North (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)
	Compact Neighborhood (CN)	Residential Multi-Family 18 (RM18)
South (Undeveloped)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use	Commercial General (CG)
East (Undeveloped)	Ranch Estates Neighborhood (RN)	Residential Single-Family 20 (RS20)
	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
West (Developed)	Compact Neighborhood (CN)	Residential Single-Family 3.3 (RS3.3)
	Corridor Mixed-Use (CM)	Commercial General (CG)

Perimeter landscaping will be provided along all public rights-of-way. Ringe Ln. will consist of 15 feet of landscaping with detached sidewalks. This is consistent with Title 30 requirements. Nellis Blvd. will consist of 10' of landscaping behind the existing 5-foot attached sidewalk and Owens Avenue will consist of 15 feet of landscaping behind the existing 5-foot attached sidewalk.

Waiver of Development Standards – Detached Sidewalks (Nellis Blvd. & Owens Ave.)

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Nellis Blvd. and Owens Avenue. This is being requested due to there being an existing sidewalk that is located on each of these streets. It is proposed to have the sidewalk remain in the attached condition and then add landscaping behind it.

Waiver of Development Standards – Back of Curb Radius

This request is to allow for a minimum 15-foot radius where a 20-foot minimum is required per the Uniform Standard Drawing 201 for the curb adjacent to Lot 44. The 15-foot radius ensures compliance with the driveway separation requirement to the curb return. This will also allow us to accommodate the proposed two-car driveways. Low traffic volume will be passing through the curb return due to this location being located inside the development and not on a major street.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 7-foot of retaining wall where 3 feet is allowed. This is a 133 percent increase. The increase in height is necessary so that the site maintains adequate drainage. The lowest point of the site is located at the intersection of Owens Avenue and Ringe Lane. To drain the site to this location, we must run the north/south street at minimum slope (0.5%). Due to the site being very flat, 0.2% slope, this causes for the excess retaining wall that is needed along west and north portions of the site. As well as a small portion to the south.

**PLANNER
COPY**
3/27/25



Waiver of Development Standards – Alternative Turnaround

This request is to allow for an alternative 116-foot turnaround on Hymas Street, where a cul-de-sac would be required per Section 30.04.08 of the Clark County Development Code. Due to the uniqueness of the parcel and the adjacent existing buildings, it is more space-efficient and practical to use Alternative 116-foot Turnaround BFPB 3 from D105.2.

Design Review – Architecture

This request is for a design review of 4 architectural floor plans and elevations. The one to two-story detached single-family homes are 1,284 to 1,609 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. We will be complying with Section 30.02.25.D.3.iv(c) where it states that “a 10-foot reduction for the full primary structure width” is allowed. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Birch	25' Series	1,284	2 story	25'-8"	2 car garage
Cypress	25' Series	1,421	2 story	24'-8"	2 car garage
Juniper	25' Series	1,540	2 story	27'-2"	2 car garage
Oak	25' Series	1,609	2 story	24'-8"	2 car garage

Plan Name	Plan Number	Architectural Features
Birch	25' Series	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Cypress	25' Series	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation:

**PLANNER
COPY**
3/27/25



		<ul style="list-style-type: none">- Variable Roof line- Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none">- Variable Roof line- Window Trim
Juniper	25' Series	Front Elevation: <ul style="list-style-type: none">- Covered Entry- Variable Roof line Rear Elevation: <ul style="list-style-type: none">- Covered Patio- Variable Roof line Garage Side Elevation: <ul style="list-style-type: none">- Variable Roof line- Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none">- Variable Roof line Window Trim
Oak	25' Series	Front Elevation: <ul style="list-style-type: none">- Covered Entry- Variable Roof line Rear Elevation: <ul style="list-style-type: none">- Covered Patio- Variable Roof line Garage Side Elevation: <ul style="list-style-type: none">- Variable Roof line- Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none">- Variable Roof line Window Trim

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeff Thomson, EI
Assistant Project Manager

**PLANNER
COPY**

3/27/25

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0242-LAMB LV, LLC:

USE PERMIT to allow a restaurant in conjunction with an existing office/warehouse and retail complex on 7.65 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & 75) Overlay.

Generally located on the southwest corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. WM/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-711-002 through 140-18-711-018

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2797 N Lamb Blvd
- Site Acreage: 7.65 portion
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 4,369
- Parking Required/Provided: 159/275 (entire site)/ 59/64 (retail/restaurant building)

Site Plan

The plans depict a proposed restaurant within an existing 14,750 square foot in-line retail building in conjunction with an office/warehouse complex on 7.65 acres. The retail building is located on the northeast corner of the site, on parcel 140-18-711-006. A total of 275 parking spaces are available for the entire site. The proposed restaurant is located on the southern portion of the building. The patrons of the restaurant will access the site from entrances facing the east and south facades. Parking for the retail building is provided in an area separated from the industrial buildings by the site's main internal driveway. Access to the site is via Lamb Boulevard.

Landscaping

Landscaping will remain as existing within the retail & office/warehouse complex. No changes to the landscaping are required or provided with this request.

Elevations

The plans depict a 28 foot high modern-designed retail building with exterior materials consisting of stucco, stone veneer, metal canopies and colored concrete columns provided on the south and east facades.

Floor Plans

The 4,369 square foot floor plan of the proposed restaurant consists of a kitchen, restrooms, a dining and a bar area as well as a gaming section. It also depicts back of house storage room, manager and clerk's offices.

Applicant's Justification

The applicant states there are no changes to the site including access, parking lot design, or landscaping. The improvements to the building are interior. The use permit would allow a restaurant which the applicant deems appropriate use in the IP zoned district. The applicant further states the proposed use is also appropriate as all four corners of the Lamb Boulevard and Alto Avenue intersection are planned and zoned for light industrial uses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0456	Recreational vehicle repair facility	Withdrawn	
UC-1278-06 (WC-0105-15)	Waived the condition of a use permit requiring parking lot gates to remain unlocked during business hours	Approved by BCC	November 2015
WS-0692-09	Reduced landscaping and residential separations with attached sidewalks for an industrial and retail development	Approved by BCC	April 2010
UC-1278-06	Industrial and retail development with attached sidewalks	Approved by BCC	November 2006
VS-1271-06	Vacated and abandoned 5 feet of Lamb Boulevard and Alto Avenue for sidewalk - recorded	Approved by PC	October 2006
TM-0322-06	1 lot industrial subdivision	Approved by PC	September 2006
ZC-0563-06	Reclassified the site from R-E to M-D zoning for a future industrial development	Approved by BCC	June 2006
VC-1392-99	Outside storage of wood - expired	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-70 & 75)	Undeveloped
South	Business Employment	IP (AE-70)	Warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP (AE-70, AG-75 & APZ-2)	Warehouse complex
West	Business Employment	RS20 (AE-70 & 75)	Residential single-family development

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**

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

Staff finds that even though the residential development to the west is 24 feet from the back of the proposed restaurant, there is no direct access between the adjacent residential use and the retail building, and the proposed restaurant does not have any outdoor seating area. Additionally, the proposed use supports Goal SM-5 and Policy 5-1 of the Master Plan, which encourage the protection and enhancement of Sunrise Manor's employment base as well as encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. Additionally, the site provides ample parking for the retail/restaurant building as well as the office/warehouse buildings to the south of the site. Staff finds that this use should not have any adverse impact on the adjacent residential or industrial uses and therefore, supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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

- No comment.

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: NEVADA RESTAURANT SERVICES, INC.

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-18-177-006

PROPERTY ADDRESS/ CROSS STREETS: 2797 N. Lamb Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Restaurant as a primary use with liquor and gaming.

PROPERTY OWNER INFORMATION

NAME: Lamb LV, LLC

ADDRESS: 2215 S. Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: Nevada Restaurant Services, Inc.

ADDRESS: PO Box 93835

CITY: Las Vegas

STATE: NV

ZIP CODE: 89193

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: aplerce@kcnvlaw.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

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☐ AV
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☐ ET
☐ PA
☐ PUD

☐ PUDD
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☒ UC
☐ VS
☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (s) UC-25-0242

PC MEETING DATE 5-20-2025

BCC MEETING DATE _____

TAB/CAC LOCATION Subrise Manor

ACCEPTED BY For Judith

DATE 3-19-2025

1,000

DATE 5-1-2025

APR-25-100182

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

March 18, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: *Justification Letter*
 Special Use Permit for Restaurant
 *APN: 140-18-711-006***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The Applicant is proposing a restaurant use with ancillary gaming and liquor on property located at southwest corner of Lamb Boulevard and Alto Avenue, more particularly described as APN: 140-18-711-006 (the "Site"). The Applicant is repurposing approximately 4,369 SF of an existing 14,480 SF building. The Site is zoned IP.

With special use permit approval, a restaurant use is an appropriate use in the IP zoned district. The special use permit for a restaurant is also appropriate as all four corners of the Lamb Boulevard and Alto Avenue intersection are planned and zoned for light industrial uses.

The restaurant will be located in the south portion of the building. Access to the Site will remain from a shared driveway off Lamb Boulevard. The Applicant is not proposing any changes to the Site including access, parking lot design, or landscaping. The improvements to the building are interior.

With the improvements to the Site primarily interior to the existing building, the Site cannot meet the 7-point goal. However, to the extent the sustainability factors apply, the Applicant is providing the following sustainability measures:

- Providing floor to ceiling heights of 11-feet. This equals ½ point.
- Providing low-emissivity glass on all south and west facing windows. This equals ½ point.

This application is for the restaurant use only as described above, if the property owner desires to add retail or other uses in the future, they may be required to request additional zoning approvals.

UC-25-0242
PLANNER
COPY

LAS VEGAS • RENO • CARSON CITY

www.kcnvlaw.com

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400045 (ET-23-400100(UC-22-0059))-SIROONIAN, CHARLES B. & DEBORAH M.:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) salvage yard; and 2) recycling center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.

DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone.

Generally located on the north side of Hammer Lane and the west side of Auto Street within Sunrise Manor. MK/jm/kh (For possible action)

RELATED INFORMATION:

APN:

123-32-101-003 through 123-32-101-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a proposed vehicle dismantling yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
2. Reduce the setback of a proposed salvage yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
3. Reduce the setback of a proposed recycling center from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
4. Allow alternative paving (recycled asphalt and/or gravel paving) throughout the site.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4516 Hammer Lane, 4250 Hammer Lane, 4540 Hammer Lane, and 4560 Hammer Lane.
- Site Acreage: 17

- Project Type: Salvage yard, recycling center, and vehicle dismantling yard
- Number of Stories: 1
- Building Height (feet): 12 (existing manufactured office building)/14 (scale building)
- Square Feet: 1,000 (existing manufactured office building)/216 (scale building)/800 (truck weighing scale)/128 (restroom building)
- Parking Required/Provided: 22/0

History & Site Plan

The overall site is comprised of 4 separate parcels (123-32-101-003 through 123-32-101-006). Each parcel has a history of land use applications pertaining to a recycling center, salvage yard, vehicle dismantling yard, and outside storage.

The project was approved via UC-22-0059 and was as a Project of Regional Significance based on the proximity to the City of North Las Vegas boundary. The approved site plan depicts all 4 parcels (123-32-101-003 through 123-32-101-006) with the applicant's request to allow a salvage yard, vehicle dismantling, and a recycling center. The requested uses are set back 94 feet from an existing non-industrial use to the west (Florence McClure Women's Correctional Center – North Las Vegas). UC-22-0059 was conditioned to 1 year to commence and review as a public hearing.

The subsequent applications for the project include ET-23-400100 (UC-22-0059) and conditioned the site until August 16, 2024 to commence and review as a public hearing. In addition, AR-24-400094 (UC-22-0059) was approved and the site was conditioned until March 30, 2025 to review. The applicant is requesting a second application review to allow additional time to complete the off-site improvements.

The approved site plan shows vehicle storage/dismantling areas in designated portions of all 4 parcels. These areas will include recycled asphalt and/or gravel paving as approved by the Department of Environment and Sustainability as of September 2021. A 30 foot wide paved drive aisle will be constructed from the main entrance on the south property line and heads north along the east property line, and heads west along the north property lines, and then heads south along the west property line. The center of the establishment includes an existing 20 foot wide concrete drive aisle that leads to the northern half of the site to an existing concrete pad which includes the truck weighing scale station and the scale building. Furthermore, there is an existing chain-link fence on the east and west sides of the central weighing station, that runs north to south through the entire property.

On the southeast corner of the site, there is an existing manufactured building utilized as an office. This building is set back 20 feet from the east property line, and 70 feet from the south property line. The applicant will not provide parking for the site. There is also an existing 8 foot high solid aluminum fence around the entire perimeter of the establishment. The main access to the site is via a 32 foot wide driveway with a gate that is set back 50 feet from the property line. The approved plans show there is also a second driveway on the southwest corner of the site, which is used for emergency exit only. Lastly, there is an existing billboard on the northwest corner of the site.

Landscaping

The approved plan shows that the applicant will construct an attached sidewalk with a 6 foot wide landscape strip which includes 24 inch box trees and 5 gallon shrubs along Hammer Lane and Auto Street. The existing 8 foot high solid white metal screen fence will remain around the perimeter of the entire project. Lastly, the applicant will provide trees on the northwest corner of the site adjacent to I-15 to be planted 50 feet on center behind the existing 8 foot high solid aluminum fence as required per Figure 30.64-4.

Elevations

The approved plans and photos show that there is an existing manufactured office building with an overall height of 12 feet on the southeast corner of the site. The exterior siding includes vertical engineered white wood panels with a flat roof. There is also an existing scale building that has an overall height of 14 feet. The approved photos show that the scale building is a manufactured building with white vertical engineered wood panels. Lastly, there is an existing restroom building with vertical engineered wood panels painted blue, located to the west of the scale building.

Floor Plans

Per the plans, the existing manufactured office building has an overall area of 1,000 square feet, the existing scale building has an overall area of 216 square feet, the truck weighing scale is approximately 800 square feet, and the existing restroom building has an overall area of 128 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400094 (UC-22-0059):

Comprehensive Planning

- Until March 30, 2025 to review or the application will expire unless the application for review is extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-23-400100 (UC-22-0059):

Comprehensive Planning

- Until August 16, 2024 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time and applications for review, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-22-0059:

Current Planning

- 1 year to commence and review as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Dedicate right-of-way to complete the knuckle at the intersection of Auto Street and Ann Road if required by Public Works.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

The applicant states they have complied with the conditions set forth by AR-24-400094 which required improvements to be made on Auto Street and Hammer Lane. After a recent meeting with the Commissioner's office, a subsequent application for review was requested so that the off-site improvements can be completed. To date, some of the roadway improvements have not been made because NV Energy is in the process of relocating existing power poles located along Auto Street. Aside from that delay, the applicant states the following items have been completed:

- Placement of streetlights and conduit.
- Placement of curb, gutter, sidewalks, and 3 commercial driveways.
- Installation of a steel NV utility pole.
- Relocation of Lumen communication cables.

These recent improvements have had no impact to the public or the neighboring parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400094 (UC-22-0059)	First application review for use permits for a salvage yard and recycling center, waivers to reduce the setback of a vehicle dismantling yard/salvage yard/recycling center from non-industrial uses, eliminated parking, and allowed alternative paving, and a design review for the overall site	Approved by BCC	October 2024
ET-23-400100 (UC-22-0059)	First extension of time for use permits for a salvage yard and recycling center, waivers to reduce the setback of a vehicle dismantling yard/salvage yard/recycling center from non-industrial uses, eliminated parking, and allowed alternative paving, and a design review for the overall site	Approved by BCC	August 2023
UC-22-0059	Re-established use permits for 4 parcels for a salvage yard and recycling center, waivers of development standards to reduce the setback of a vehicle dismantling yard/salvage yard/recycling center from a non-industrial use, eliminated required parking and allowed alternative paving, and a design review for the overall site	Approved by BCC	April 2022
UC-0357-12	Use permit for salvage yard and recycling center, waivers for setbacks from non-industrial uses, design review for dismantling yard, salvage yard, and recycling center - expired	Approved by BCC	October 2012
VS-0198-11	Vacated and abandoned a portion of right-of-way on Auto Street and Hammer Lane - recorded	Approved by PC	July 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of North Las Vegas	M-2	Warehouse/distribution center & salvage
South	Business Employment	IH	Auto salvage & trailer storage
East	Nellis AFB	PF	Undeveloped
West	City of North Las Vegas	M-2	Correctional institution

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

Records show that there are no active permits in the system. An administrative application with Public Works (PW22-15295) for an extension of time for off-site permits (PW15-21638-P600) was approved on June 29, 2022 for 1 year. The permit extension expired on June 29, 2023. However, street view photos from December 2024 show that the applicant installed curb, gutter, and sidewalks along Auto Street and Hammer Lane. Staff can support an additional 1 year to review as long as the applicant obtain permits to complete the project.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 30, 2026 to review or UC-22-0059 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year administrative review of off-site improvements;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DWYER ENGINEERING

CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS,
NV 89106

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 123-32-101-003, 004, 005, 006

PROPERTY ADDRESS/ CROSS STREETS: 4560 E Hammer Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Roadway improvements to Auto and Hammer, including added sidewalk, lighting and landscaping. Please note that this submittal is in response to the extension of time requirement (ET-UC-22-0059) to prepare for a Public Hearing. The current Time Extension is due to NVE requesting coordination on power pole relocations prior to roadway construction. This process with NVE is nearly complete and the owner expects to start off-site construction of Hammer Street upon obtaining a building permit, that is dependent on the outcome of this Public Hearing. Please also note that the bonds are current and have always been paid for.

PROPERTY OWNER INFORMATION

NAME: Charles Siroonian
ADDRESS: 14150 Vine Place
CITY: Cerritos STATE: CA ZIP CODE: 90703
TELEPHONE: 562-423-4003 CELL: 755-0891 EMAIL: chuck@ecoparts.com

APPLICANT INFORMATION (must match online record)

NAME: Blayne Soule, Dwyer Engineering, Inc
ADDRESS: 333 N Rancho
CITY: Las Vegas STATE: NV ZIP CODE: 891006 REF CONTACT ID #
TELEPHONE: 702-254-2200 CELL: EMAIL: bsoule@dwyerengineering.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same
ADDRESS:
CITY: STATE: ZIP CODE: REF CONTACT ID #
TELEPHONE: CELL: EMAIL:

*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.

Charles B Siroonian
Property Owner (Signature)*

CHARLES SIROONIAN 6-17-2024
Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input checked="" 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) 25-400045
PC MEETING DATE
BCC MEETING DATE 5/21/25
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY Jm
DATE 3/26/25
FEES 1400.00

DATE 5/1/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 123-32-101-005

PROPERTY ADDRESS/ CROSS STREETS: 4560 F Hammer Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Left intentionally blank

PROPERTY OWNER INFORMATION

NAME: Neil A and Dixie F Brundy, Revocable Trust

ADDRESS: P.O. Box 312

CITY: Fruitland

STATE: ID

ZIP CODE: 83614

TELEPHONE: 702-498-2972

CELL

EMAIL: nbrundy1@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Blayne Soule, Dwyer Engineering

ADDRESS: 333 N Rancho, Suite 500

CITY: LV

STATE: NV

ZIP CODE: 89106

REF CONTACT ID #

TELEPHONE: 702-254-2200

CELL

EMAIL: bsoule@dwyerengineering.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same

ADDRESS:

CITY:

STATE:

ZIP CODE:

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

*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.

Dixie F. Brundy
Property Owner (Signature)*

Dixie Brundy

Property Owner (Print)

July 23, 2024

Date

DEPARTMENT USE ONLY:

☐ AC

☒ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

Justification Letter For UC-22-0059 Application for Review

March 21, 2025

Clark County Public Works
500 N. Grand Central Parkway
Las Vegas, NV 89155

RE: Applying for an Application for Review (AR) for UC-22-0059.

To whom it may concern:

In compliance with the conditions set forth by ET-24-400094, we have prepared this Justification Letter to justify why the project is still under construction since the Extension of Time was last approved on October 28th, 2024, which includes completing Roadway improvements to Auto and Hammer.

In a meeting with commissioner Kirkpatrick, the commissioner requested another Application for Review so the roadway improvements at Auto and Hammer can be completed. The reason that Auto and Hammer roadway improvements have not been completed is because NV Energy is in process of relocating existing power poles that are currently located in the existing Auto Street roadway.

With that said, the following construction has been substantially completed as part of the ET-24-400094 NOFA:

- Placement of streetlights and conduit.
- Placement of curb, gutter, sidewalks, and three commercial driveways.
- Installation of steel NV Energy pole.
- Relocation of Lumen communication cables

Pertaining to the above construction, there have been no known issues or impacts to the public or neighbors.

Sincerely,
R. Blayne Soule' P.E.
Dwyer Engineering, Inc.

R. Blayne Soule, P.E.



REVISED

PLANNING COMMISSION ALA

Tuesday, March 18, 2025

HOLD to the April 1, 2025, Planning Commission meeting for the applicant to return to the March 25, 2025, Paradise TAB:

- #5 – UC-25-0079 – Matt/Paradise

HOLD to May 6, 2025, Planning Commission meeting for the applicant to meet with the Commissioner and to return to the April 10, 2025, Sunrise Manor TAB:

- #13 – UC-25-0118 – Dane/Sunrise Manor

HOLD to the April 1, 2025, Planning Commission meeting per PC:

- #19 – WS-25-0099 – Steven/Paradise

HOLD the following to the April 15, 2025, Planning Commission meeting per the applicant. The corresponding Board of County Commissioners meeting date of April 16, 2025, now changes to May 21, 2025:

- #24 – PA-25-700004 – Rob/Enterprise
- #25 – ZC-25-0082 – Rob/Enterprise
- #26 – VS-25-0081 – Hunter/Enterprise
- #27 – WS-25-0083 – Hunter/Enterprise
- #28 – TM-25-500019 – Hunter/Enterprise
- #43 – PA-25-700009 – Greg/Paradise
- #44 – ZC-25-0111 – Greg/Paradise
- #45 – UC-25-0112 – Mark/Paradise



Rich Ruggles, Principal Planner
3/19/25

Diane
Scarcelli

Digitally signed by Diane
Scarcelli
Date: 2025.03.19
09:55:36 -07'00'

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0219-AMIGO REALTY CORP:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** alternative driveway geometrics.

DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-28-210-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Monroe Avenue where required per Section 30.04.08.
2.
 - a. Allow an existing pan driveway along Monroe Avenue to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.
 - b. Reduce the departure distance for a driveway along Monroe Avenue to 4 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 98% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1394 N. Nellis Boulevard
- Site Acreage: 0.96
- Project Type: Vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 3,249
- Parking Required/Provided: 11/11
- Sustainability Required/Provided: 7/5.5

Site Plans

The plans depict a 3,249 square foot vehicle maintenance and repair facility (tire shop) located within an existing commercial building. The building is located on the southwest corner of the overall site with parking located along the north property line adjacent to Monroe Avenue. The proposed development includes a new paved parking area on the north and west sides of the building. The existing roll-up doors along the north facing elevation of the building façade are approximately 84 feet from Monroe Avenue and will be visible from the road. The site has access from Monroe Avenue to the north and Nellis Boulevard to the west. Along the north side of the site, the plans depict a designated area for a mobile food truck, which is not a part of this application. Additionally, the plans show 4 metal shipping containers on the east side of the building which are proposed to house the tire storage. These containers are located 181 feet west of the neighboring residential property line. Included with this application are waivers of development standards to waive full off-site improvements, allow the existing pan driveway to remain and allow the reduction of the departure distance from the Monroe Avenue driveway.

Landscaping

New street landscaping is proposed along Monroe Avenue consisting of 14 medium trees and a 6 foot high wrought iron and CMU split combination wall behind the street landscape. Along Nellis Boulevard the applicant is proposing 7 shrubs immediately west of the building (this portion of the street landscape area was previously approved under a prior land use application) and 2 medium trees on the corner of Nellis Boulevard and Monroe Avenue. Additionally, along the east side of the site the applicant is proposing an intense landscape buffer consisting of 13 evergreen trees and an 8 foot high decorative screen wall. Although the applicant will be providing new street landscaping along Monroe Avenue, the trees do not sufficiently screen the roll-up doors facing the road. The plans also depict the required parking lot landscape islands located throughout the parking lot.

Elevations

The plans depict an existing single-story retail building consisting of painted CMU block walls with a flat parapet roof. The north elevation depicts 4 roll-up doors and an entrance to the office area. Additionally, the east elevation depicts 2 doors for access to the service and work areas. The applicant is proposing overhang shade canopies over all the pedestrian door access.

Floor Plans

The commercial building is 3,294 square feet. It consists of 4 service bays totaling 1,638 square feet in area, 753 square feet of office area, 349 square feet of storage area and 463 of work area.

Applicant's Justification

The applicant states all business will be conducted indoors, with no outdoor tire storage. The used tires will be regularly picked-up and transferred to an authorized disposal facility. The tire shop's hours of operation are daily, from 9:00 a.m. to 6:00 p.m. The applicant further states installing a sidewalk in this area would result in an abrupt termination at the eastern corner of the property, serving no practical purpose and potentially creating an incongruous feature within the landscape. Also, the applicant requests the existing pan-style commercial driveway to remain as existing.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0418	Tire sales and installation in a C-2 zone, allowed service bay doors to face a street - expired	Approved by BCC	September 2022
ET-19-400064 (UC-0210-16)	Second extension of time for use permit for tire sales and installation - expired	Approved by PC	July 2019
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
ET-18-400152 (UC-0210-16)	First extension of time for use permit for tire sales and installation - expired	Approved by PC	August 2018
UC-0210-16	Tire sales and installation in a C-2 zone, allow service bay doors to face a street, with a design review for a vehicle maintenance and installation facility in conjunction with an existing commercial building - expired	Approved by PC	May 2016
UC-0049-13 (ET-0048-13)	First extension of time to review a food cart	Denied by PC	July 2013
UC-0049-13 (WC-0049-13)	Waiver of conditions to amend the limited hours of operation	Denied by PC	July 2013
UC-0049-13	Original application for a food cart - expired	Approved by PC	March 2013
UC-0479-08 (ET-0173-09)	First extension of time to review a food cart - expired	Approved by PC	August 2009
UC-0479-08	Food cart - expired	Approved by PC	August 2008
UC-0359-90	Pawn shop in conjunction with an existing commercial building with a vehicle repair shop	Withdrawn	December 1990
VC-0788-90	Waive street landscaping, wall enclosed trash enclosure, and portions of unpaved parking lot	Withdrawn	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Corridor Mixed-Use	CG	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	City of Las Vegas	C-2	Tire shop

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.

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.

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.

This site is in the Sunrise Manor Planning Area and designated as Corridor Mixed-Use within the Master Plan. Goal SM-1 of the Master Plan encourages the reinvestment in established areas of Sunrise Manor. Also, Policy SM-1.3 of the Master Plan supports the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment. The proposed vehicle maintenance and repair (tire shop) is consistent with the range of uses that exist along this section of the Nellis Boulevard. There will be no changes to the existing buildings and the use conforms with Goal SM-5.1 which encourages compatible development that provide an employment base. Based on these goals and policies, staff finds the uses are appropriate for the area and supports the use permit. The proposed improvements will enhance the site, and the location of the bay doors face north and are partially blocked by the proposed landscaping. The use does not result in a substantial or undue adverse effect on the adjacent properties which are mostly undeveloped, a landscape buffer is proposed adjacent to the residential property to the east, and the use is located on the westerly portion of the site. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support this request to not install full off-site improvements on Monroe Avenue when there are existing full improvements on the north and south side of the street. Additionally,

full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #2a

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Waiver of Development Standards #2b

Staff cannot support the reduction of the departure distance along Monroe Avenue since this is a self-imposed hardship that could be addressed with a site redesign. The previous site plan that was provided met the departure distance standards. With the current site plan, staff has concerns with the traffic coming off of Nellis Boulevard as well as the residential traffic to the east being in conflict with movements from both of the driveways on Monroe Avenue.

Staff Recommendation

Approval of the use permit and the design review; denial of waivers of development standards #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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: AMIGO REALTY CORPORATION

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-28-210-001

PROPERTY ADDRESS/ CROSS STREETS: 1394 N Nellis BLVD, Las Vegas 89110

DETAILED SUMMARY PROJECT DESCRIPTION

Special use for tire shop at existing building (building is set up as a tire shop) and existing site.

PROPERTY OWNER INFORMATION

NAME: AMIGO REALTY CORP

ADDRESS: 2905 W. Washington Ave

CITY: Las Vegas

STATE: NV ZIP CODE: 89107

TELEPHONE: 702-808-9375

CELL

EMAIL: vhernandez@nevadafinancial.net

APPLICANT INFORMATION (must match online record)

NAME: AMIGO REALTY CORP

ADDRESS: 2905 W. Washington Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89107

REF CONTACT ID #

TELEPHONE: 702-808-9375

CELL

EMAIL: vhernandez@nevadafinancial.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Simona Stephens-SUZANA RUTAR Architect, LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89011

REF CONTACT ID #

TELEPHONE: 702-263-6176

CELL

702-234-3865

EMAIL: simona@srutar.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)*

Property Owner (Print)

Date

8/6/24

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☒ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☒ UC
☐ VS
☐ WC

☒ WS
☐ ZC
OTHER

APPLICATION # (s)

UC-25-0219

PC MEETING DATE

X

BCC MEETING DATE

05/21/2025

TAB/CAC LOCATION

Sunrise Manor

DATE

05/01/2025

ACCEPTED BY

JUD

DATE

03/24/2025

FEES

\$1,800

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

March 7, 2025

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

Re: **Special Use Permit** for Amigo Tires Nellis Monroe
Review to Current Title 30
Justification Letter
1394 N Nellis Blvd, Las Vegas 89110
APN # 140-28-210-001

To Whom It May Concern:

This letter is submitted as a justification for the property located at 1394 N Nellis Blvd, situated at the intersection of N Nellis Blvd and E Monroe Ave. We are requesting a Use Permit for Vehicle Maintenance & Repair and addition of four (4) 8'x40' shipping containers for tire storage on-site at this location. The property currently houses an operational 4-bay tire shop within a 3,294-square-foot building, which includes 1,638 square feet of (4) service bays. The existing building and operations are fully functional, and no new construction is planned. However, the building will be updated with fresh paint. The site will continue to use two existing driveways: one on N. Nellis Blvd. and the other on E. Monroe Ave.

This application includes the following Special Use Permits:

- 1) Allow Vehicle Maintenance & Repair in C-G zoning.
- 2) Allow 181'-2 1/2" separation between Vehicle Maintenance & Repair facility to residential use where 200 feet is the minimum requirement. The distance between the existing building to residential is over 200 feet, however, new storage containers are not. The containers will provide additional code compliant storage for tires, new and used (prior to it being picked up and transferred to an authorized disposal facility). The containers are located 25'-0" East of the existing building with proposed installation of an 8-foot-high- CMU split-face decorative screen wall with additional landscaping on the east side of the property to provide a visual barrier from adjacent residential properties.
- 3) Allow accessory structures that are not architecturally compatible with the principal structure. As mentioned above, accessory structures will provide a

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Joshua@SRutar.com

UC-25-0219

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

means of storage that is code compliant. New decorative screen wall with additional landscaping on the east side of the property to provide a visual barrier from adjacent residential properties.

The proposed changes to the site are as follows:

- 1) Closure of the service gate located on the Northeast corner of the site along E Monroe Ave.
- 2) Addition of a landscaping buffer on the north side of the property along E Monroe Ave to visually separate the right-of-way from the roll-up doors.
- 3) Installation of an 8-foot-high CMU split-face decorative screen wall with additional landscaping on the east side of the property to provide a visual barrier from adjacent residential properties.
- 4) Replacement of the existing wrought iron fence along E Monroe Ave with a new 6-foot-high wrought iron fence, incorporating a 3-foot CMU base, covering 254'-11".
- 5) Proposed location for a food truck on the premises.
- 6) Paving of the existing dirt yard portion of the site.
- 7) Addition of four (4) 8'x40' shipping containers for tire storage on-site.

All business activities will take place indoors, with no outdoor tire storage. Used tires will be regularly picked up and transferred to an authorized disposal facility. The tire shop's hours of operation will be daily, from 9:00 AM to 6:00 PM.

We respectfully request a design review for the following items:

- 1) **Sustainability Points:** We request a waiver from the requirement of 7 sustainability points for non-residential development as outlined by the Clark County Comprehensive Planning Department. The site currently meets a total of 5.5 points through the proposed site improvements, which include:
 - a) **Water Efficient Planting:** All trees and shrubs selected use very low or low water.
 - b) **Parking Lot Trees:** Tree canopies to cover at least 50% of paved parking.
 - c) **Shade Structures:** Provided 3' shade/awnings over 50% of south/west windows & doors + 25% additional.
 - d) **Building Entrance Shade Awnings:** Shade awnings are over 50% of building entrances.

We also respectfully request waivers for the following items:

- 2) **Not Install Full Off-Site Improvements along E. Monroe Avenue:** We request a waiver from the requirement to install curb, gutter, sidewalk, streetlights, and partial paving along E. Monroe Ave. This request is based on the presence of
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VC-25-0219

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residential horse properties to the east of the site. Installing a sidewalk in this area would result in an abrupt termination at the eastern corner of the property, serving no practical purpose and potentially creating an incongruous feature within the landscape.

- 3) **Not to Upgrade the Monroe Avenue Commercial Driveway:** We request a waiver from the requirement to upgrade the existing pan-style commercial driveway along E. Monroe Avenue to a curb return-style driveway. This request is based on the above-waiver request for full off-site improvements and because of this above request the existing pan-style commercial driveway is intended to remain existing.
- 4) **Maintain Minimum Departure Distance:** We are requesting a waiver for the minimum departure distance for the driveway along E Monroe Ave.
 - a) We are requesting a waiver for the minimum departure distance for the commercial driveway along E Monroe Ave. The existing pan-style driveway is intended to remain and we are requesting that the current departure distance of 4'-6" be maintained where the minimum required distance is 190 feet.

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

Sincerely,



Joshua Bombala
Project Manager

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Joshua@SRutar.com

06-25-0219

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0203-SIENA 74 HOLDING LIMITED PARTNERSHIP & SIENA 75 HOLDING LIMITED PARTNERSHIP:

VACATE AND ABANDON easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment) and Charleston Boulevard and Colorado Avenue within Sunrise Manor (description on file). TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 707 square foot curb return driveway easement located along the western portion of the northern property line, approximately 220 feet west of the intersection of the Broadalbin Drive and Charleston Boulevard. The existing driveway is going to be demolished and removed with the redevelopment of the site, resulting in the easement being no longer needed to maintain access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision map	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility and transient and non-transient hotel - hotel portion withdrawn	Approved by BCC	October 2024
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential development & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential development

Related Applications

Application Number	Request
UC-25-0202	A use permit for a proposed multi-family residential development, waivers of development standards, and a design review for a proposed mixed-use development is a companion item on this agenda.
TM-25-500047	A tentative map for a 2 lot mixed-used development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of driveway easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0202-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:

USE PERMIT for a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce electric vehicle (EV) parking stalls; and **2)** reduce throat depth.

DESIGN REVIEW for a proposed horizontal mixed-use development on 14.1 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-006; 161-06-501-008 through 161-06-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

- a. Reduce the number of installed EV parking spaces to 10 spaces where 59 spaces are required per Section 30.04.04H (an 83% reduction).
- b. Reduce the number of EV capable parking spaces to 59 spaces where 197 spaces are required per Section 30.04.04H (a 70% reduction).
- 2. Reduce the throat depth of a call box along Broadalbin Drive to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 50% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.1
- Project Type: Horizontal mixed-use development
- Number of Units: 512
- Density (du/ac): 36.31
- Number of Stories: 4 (residential)/1 (commercial)
- Building Height (feet): 50 (residential buildings)/24 (clubhouse)/35 (commercial)
- Square Feet: 25,353 (commercial)/383,327 (residential)
- Open Space Required/Provided: 120,487/29,920
- Parking Required/Provided: 735/350

- Sustainability Required/Provided: 7/7

History & Request

The site was previously approved for a commercial complex consisting of several restaurants, a gas station and convenience store, an urgent care facility, and a future pad site, through UC-24-0387, located on the northern portion of the site. This request also originally included a 512 unit transient and non-transient motel complex located on the southern portion of the site but was ultimately withdrawn at the request of neighboring property owners. The applicant is now returning to entitle the site as a horizontally mixed-use development with the previous motel portion of the site being converted into a 512 multi-family residential development. The previously approved commercial complex will now be integrated with the newly proposed multi-family residential development, but their design and location will ultimately remain unchanged. The applicant will maintain the use permit and waiver of development standards application portions of UC-24-0387 and will replace the design review portion with this request.

Site Plans

The plans provided depict a proposed horizontal mixed-use shopping center and multi-family residential development located on the southwest corner of Charleston Boulevard and Broadalbin Drive, approximately 900 feet west of Lamb Boulevard. The parcel is 14.1 acres with the multi-family residential buildings primarily located on the southern half of the site with the commercial buildings located on the northern portion of the site. There are 5 proposed commercial buildings totaling 25,353 square feet and 5 multi-family residential buildings totaling 383,327 square feet.

Access to the site is provided by 5, two-way commercial driveways and 1 exit only driveway. The first 2 driveways are located along the north property line adjacent to Charleston Boulevard. The plan also shows 2 additional driveways located along the east property line adjacent to Broadalbin Avenue. The fifth driveway is centrally located along the west property line and the exist only driveway is located on the southwest corner of the site.

Overall, these driveways access a system of drive aisles that form a cross shape across the site with a main east-west drive aisle that connects Sacramento Drive and Broadalbin Drive. This drive aisle runs centrally on the site south of the commercial buildings providing access to the buildings through smaller drive aisles. Another main drive aisle runs north-south connecting Charleston Boulevard, the east-west drive aisle, and the multi-family residential portion of the site. A third major drive aisle also runs from Broadalbin Drive to Sacramento Drive and runs east to west just south of the multi-family buildings.

In addition, pedestrian access walkways are provided throughout the site and connect all buildings. Additionally, bicycle racks and EV parking spaces are provided throughout with 10 spaces to be installed and 59 capable spaces to be provided where 59 installed spaces and 197 capable spaces are required. Overall, a total of 735 parking spaces are required for the entire mixed-use development with 350 parking spaces provided throughout the whole site.

Building A

At the northwestern corner of the site is a proposed 5,244 square foot quick service restaurant with 595 square feet of outdoor dining space located on the east side of the building and a 24

foot wide drive-thru lane that wraps around the site starting on the east side of the proposed western parcel. The drive-thru starts by running north along the proposed parcel boundary, then west, and then heading south to connect with the western side of the proposed building. The proposed building is situated in the west-central portion of the site. Parking is provided directly to the east of the proposed building. The drive-thru is shown to be 54 feet away from the multi-family residential development to the west and 122 feet from the single-family residential developments to the north. A trash enclosure is provided to the southeast of the building.

Building B

The second commercial building is to the east of Building A and is proposed to be a convenience store with a gas station. The convenience store is shown to be rectangular in shape and approximately 5,200 square feet and located south of the gas pumps. The gas canopy and fuel pumps are shown to be located 63 feet north of the proposed convenience store building and approximately 167 feet from the single-family residential development to the north across Charleston Boulevard. Parking for the site is located both in front of and behind the convenience store building. A trash enclosure and loading area is provided directly to the southeast of the convenience store building.

Building C

The third commercial building is found directly to the east of a central drive aisle. The proposed building is to be another quick service restaurant with a total area of 1,809 square feet with the building placed in the north-central portion of the site. The area south of the building primarily serves a 12 foot wide drive aisle that starts at the south end of the parcel and runs north to connect with the building and exits just to the east of the building. The drive thru lane encircles a central landscaping area and is shown to be set back approximately 160 feet from the single-family residential development to the north but will mostly be completely screened from the development by the restaurant building. Parking is shown to be located directly to the north and east of the central landscaping space and building. A trash enclosure is provided at the northern end of the parking row adjacent to the landscaping area.

Building D

The fourth commercial building is found approximately 56 feet to the east of Building C and is shown to contain 3,000 square feet and will service a future restaurant or retail use. The building is shown to be rectangular in shape. The plans show that this building will also be provided with a drive-thru lane that is 12 feet wide. This drive-thru lane will be just north of the proposed building and will progress along the north and western sides of the building, exiting at the southwest corner of the building. Parking for the building is shown to the north and east of the proposed building. A trash enclosure is northeast of the building and a loading space is located on the south side of the drive aisle to the south.

Building E

The easternmost commercial building is located in the northeast corner of the site. The proposed 10,100 square foot building will serve as a proposed emergency care facility. The building is rectangular in shape with drop-off and pick-up areas located in the northwest and southwest corners of the building. Parking for the site is located surrounding the building. A trash enclosure is provided south of the building. Lastly, a proposed ATM structure is provided south of the

proposed emergency care facility, across the drive aisle north of Apartment Building E2 and E3. The ATM structure will have two, 12 foot wide drive aisles that will both enter and exit from the east-west drive aisle with room for a total of 6 cars in each lane.

Multi-Family Residential Site

The multi-family residential site runs the length of the southern portion of the site and is primarily located south of the main east-west drive aisle. The multi-family residential portion is comprised of 5 buildings with 2 buildings on the west side of the main north-south drive aisle and 3 buildings on the east side of the main north-south drive aisle. Each building is comprised of a northern and southern wing that surround a central courtyard space. This results in a footprint that ranges in size from 17,905 square feet for the eastern 4 buildings up to 21,069 square feet for the westernmost building.

In addition, a 3,195 square foot clubhouse space is being provided to the northeast of the eastern building on the west side of the north-west driveway. The clubhouse will also come with a pool area. Furthermore, a playground and a dog park are provided on the north side of the eastern set of buildings. Parking is provided in 2 parking courts located to the south of each set of buildings. Additionally, the entire multi-family residential site is sectioned off from the northern shopping center and the surrounding area by a 6 foot tall wrought iron fence. A main entrance gate is provided in the central north-south drive aisle, approximately 115 feet south of the intersection with the main east-west drive aisle for the site. An additional two-way gated entrance is provided along the southeast driveway along Broadalbin Drive. The gate is set back 75 feet from Broadalbin Drive with the call box set back 50 feet from Broadalbin Drive. Lastly, an exit only gate is located along the southwestern driveway that exits out onto the Sacramento Drive Public Access Easement. This gate is shown to be set back about 25 feet from the edge of the easement. All provided gates are 6 feet tall, made of wrought iron, and are swing gates.

Trash enclosures are provided within the southern parking lot area and are within 200 feet of the multi-family buildings. The multi-family residential portion of the site is also being provided with 29,920 square feet of open space where the required 20% of the overall site total is 120,487 square feet. The open space is being met by a 8,901 square foot pool area located just to the south of clubhouse, a 17,070 square foot playground and dog run located to the north of the eastern buildings, a 2,270 square foot open common space located in the space between the eastern buildings, a 1,084 square foot outdoor space located between the western buildings, and a patio area located within Building #1.

Landscaping

Parking lot, street, and buffering landscaping is being provided across the site. Street landscaping is being provided along Charleston Boulevard and Broadalbin Drive. Along Charleston Boulevard, a varying 10 foot to 22 foot wide landscaping strip is provided behind an existing attached sidewalk. Along Broadalbin Drive, a 15 foot to 17 foot wide landscaping street is provided behind an attached sidewalk. In both street landscaping strips, a combination of mostly Shoestring Acacia and Blue Palo Verde trees are provided. A total of 15 Shoestring Acacia trees are provided along Broadalbin Drive, where 14 large trees are required, and a total of 36 Shoestring Acacia trees are provided along Charleston Boulevard, where a total of 36 large trees are required. Additional Blue Palo Verde trees are interspersed amongst the Shoestring Acacia

trees along the streets. Within the parking lot, a combination of Shoestring Acacia, Blue Palo Verde, Mulga, and Weeping Acacia trees are provided in various combinations. In general, trees are placed every 6 spaces or every 12 spaces when a landscape strip is present. When such an arrangement is not possible, additional trees have been provided in alternate locations to off-set this issue.

A screening landscape buffer is provided along the entire southern property line and a portion of the southwestern property line. The landscape buffer present along the southern property line consists of a 15 foot wide landscaping strip with 2 staggered rows of Mulga trees spaced every 10 feet. Additionally, an 8 foot high decorative wall is proposed along the southern property line. Along the southern 265 feet of the western property line a modified screening landscape buffer is provided. The landscape strip along this portion of the property is shown to be 13.3 feet wide and contains Blue Palo Verde trees every 10 feet in staggered rows south of the proposed driveway and Shoestring Acacia placed every 10 feet in a single row north of the proposed driveway. An 8 foot high decorative wall is proposed to the west of the proposed landscape strip.

Elevations & Floor Plans

The elevations and floor plans provided depict the following for each building:

Building A

This building is a typical commercial restaurant building and stands 23 feet tall. The exterior of the building is primarily beige colored stucco with neutral metal roof elements. The roof is a flat roof with cool roof elements. Roof extensions and wall pop-outs are found on all elevations. A brick veneer accent runs along the entire base of the building. The main entrance to the building is found on the east elevation with an additional customer entrance on the south side of the building. All window and doors have an associated awning. A 10 foot tall outside dining patio with fans is found on the east side of the building. The interior of the building shows a 940 square foot dining area and a 1,275 square foot kitchen space. Additional spaces in the building include a breakroom, restrooms, a drive-thru meal fulfillment area and freezer and refrigerator space.

Building B

Building B is shown as a typical commercial retail building and stands 21.5 feet tall at its tallest point. The exterior of the building is primarily a dark beige colored stone block with a lighter, neutral colored long block dispersed between the darker blocks. Brown metal roof elements are provided along the entire roofline. The roof is a flat roof with cool roof elements. Roof extensions and wall pop-outs are found on all elevations. A slate stone veneer accent runs along the entire base of the building. The main entrance to the building is found on the north elevation with a standard aluminum window and double door system. An additional customer entrance with a single aluminum door is found on the eastern elevation. All window and doors have an associated awning or are recessed into the building. The interior of the building is shown to contain a 2,596 square foot sales area with a 495 square foot back room, and 426 square foot cashier and prep area. Additional areas include restrooms, a walk-in cooler, storage, and freezer and refrigerator spaces.

Building C

Building C is shown to be a restaurant building with brand specific architecture. The building elevations show the building will be 24.5 feet tall with a taller building blade element reaching 34.5 feet tall. The elevations show that all 4 elevations of the site will primarily be brightly painted stucco with articulations that mimic dessert sprinkles. Metal accent paneling is provided along the north, south, and east elevations. A blade projection is provided along the northern façade with the entrance to the building along the north side of the building as well. Access to the building is provided by a standard commercial aluminum window and double door system with a donut outline surrounding the entrance. Numerous wall and roof projections are provided across the building. The interior of the building is shown to include a 410 square foot sales area and a 226 front of house kitchen. An 870 square foot back of house kitchen, restrooms, and a breakroom are also provided.

Building D

The applicant indicates this building will be developed in the future and no floor plans or elevations are provided.

Building E

Building E is shown to be a typical commercial building with a maximum height of 28.3 feet tall. The building is comprised primarily of a sand-colored stucco and brick veneer. The brick is primarily found along the base of the building and the corners of the building with the stucco within the center portions of the building. The roof is flat with cool roof elements and a foam parapet around the building. Roof and wall projections are provided on the corners of the building. Two identical porte-cocheres are provided along the north and south elevations of the building and are architecturally compatible with the building. Sliding doors for the entrance to the building are provided on the south and north of the building and all windows and doors on the south and west facades are shaded with awnings. The interior of the building shows a main corridor that circles the building with various exam rooms, laboratory, offices, and support room connecting to this corridor. A waiting room and various staff breakrooms are also provided.

Multi-Family Residential Site

The elevations provided show that the 5 multi-family residential buildings are all similar in size and design to each other. The elevations show that the multi-family residential buildings will be approximately 50 feet tall. The multi-family residential buildings will primarily be constructed of blue, silver, and white stucco with black metal railings accenting each floor. The elevations show that various white wall and roof projections will be provided to break-up each façade and call out certain building modules. Staircases on the west and east facades will be capped on the roof by a metal parapet with the walls containing an accented vertical metal screen. The elevations show that all corridors are external to the building with rooms located interiorly to the corridors. The elevations show that the clubhouse will have a matching architectural theme and colors and will be a maximum of 24 feet tall. The interior of the clubhouse will contain a game room and gathering space, a lobby, a gym, an office, and other support spaces.

The multi-family residential buildings will contain 1 and 2 bedroom units. These units will all contain a central living room space with a full kitchen. The bedroom spaces will be separated from the central living room space and will be either to the east or west of the living room in the

1 bedroom units or on both sides of the living room in the 2 bedroom units. The 1 bedroom units will be about 440 square feet and the 2 bedroom units will be about 675 square feet. Each floor of the multi-family residential buildings will contain approximately 24 units with the ground level also containing laundry and mechanical/support spaces. Each building is shown to have 4 rows of units with the 2 bedroom units shown to be primarily on the ends of each row with the 1 bedroom units situated between them. A central courtyard space is shown in the middle of each multi-family residential building. A total of 512 units are proposed between all buildings with 352, one bedroom units and 160, two bedroom units provided.

Applicant's Justification

This is an in-fill project that will provide a multi-family residential development for the area to fulfill a critical need for housing in the area. The project is in a major transportation/transit corridor with a bus stop adjacent to the site. Projects with high density and intensity are encouraged adjacent to transportation/transit corridors. The site also has easy access to US-95/I-11, because the ramp is located less than half a mile from the site.

The number of required EV parking spaces for the project including the total number, the installed and capable numbers are excessive for this project due to its location along a major transportation and transit corridor. A high percentage of residents in the multi-family portion of the site will use public transportation, bicycles, scooter, motorbikes and other forms of public transportation which is outlined and justified in the attached Parking Demand Study. Additionally, since the project is a mixed-use development the residents will walk to the commercial portion of the site and so will many other pedestrians from the adjacent and existing multi-family developments in the area. The reduction in call box setback is needed for the gate located on the east side of the residential portion of the site and is a secondary access to the site. The primary access to the residential area is from the central driveway and drive aisle to the site from Charleston Boulevard. All the other gate/call boxes comply with Code. This primary/central driveway is designed as the focal point to the site and connects all portions of the site with other east west drive aisle. Additionally, a large percentage of the residents will use public transportation, therefore, a reduction in the requirement for this gate will not impact the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility and transient and non-transient hotel - hotel portion withdrawn	Approved by BCC	October 2024
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

Related Applications

Application Number	Request
VS-25-0203	A vacation and abandonment of a curb return driveway easement is a companion item on this agenda.
TM-25-500047	A tentative map for a 2 lot mixed-used development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The purpose of reviewing use permits for multi-family residential developments is to assure the proposal will not cause an undue burden on the surrounding land uses, the use is compatible with the existing uses on the site and in the surrounding area, and there is sufficient parking and transit needs are addressed. Staff finds the surrounding area is primarily composed of single-family residential developments, commercial complexes, and other multi-family residential developments. The multi-family residential portion of the site is in the southern portion of the site adjacent to the existing single-family residential development. The placing of the residential portion of the development in the south allows for an adequate transition from the lower intensity residential to the south from the higher intensity commercial uses along Charleston Boulevard.

Additionally, the density of the proposed development is similar to the multi-family residential development to the west and other multi-family developments along both sides of Charleston Boulevard. The commercial uses in the surrounding area should pair nicely with the proposed multi-family development allowing for various retail, restaurant, and healthcare opportunities. The placement of the multi-family residential development along Charleston Boulevard allows direct access to a high capacity transit route and direct access to the I-11. Given the high traffic nature of the Charleston Boulevard corridor and the existence of similar developments in the area, the increase in traffic should not cause any undue burdens.

The applicant has also provided a parking demand study which indicates the provided parking should be sufficient for the site. Finally, the proposed multi-family residential development will support Master Plan Policies 1.1.1, 1.1.2, 1.4.4, and 1.4.5 which support the use of in-fill properties for the development of new housing units and support the development of residential units that are properly placed to provide for a mix of housing along high-capacity transit routes and are properly buffered from lower intensity uses. For these reasons, staff can support this use permit.

Waivers of Development Standards

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

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of providing EV capable and installed charging spaces is to adapt to changing trends in car ownership and the increase in the number of non-gasoline powered vehicles. Staff finds given the trend of electrical vehicles becoming more affordable and the overall growth of ownership of such vehicles, the need for EV capable and installed spaces is important. Given the combination of the commercial uses and the multi-family residential use there may be residents, staff, and visitors that could use such chargers. Additionally, the number of EV spaces being provided is not proportional to the large number of residential units and commercial space and at least more EV charging capable spots should be provided to address future charging needs. 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.

Overall, staff finds that the proposed shopping center and multi-family residential complex will provide new dining opportunities for the area but also needed healthcare and residential units. The designs of the proposed buildings are generally modern and consistent with other brand specific architecture both within Clark County and nationally. The site is also set-up similar to the complex to the west with the multi-family residential development in the rear and the shopping complex along Charleston Boulevard. In addition, there is sufficient car and bicycle parking is provided on the site, and circulation is generally well thought out on the site. The site is also located along major transit routes that should help to support the use of the site as a single integrated mixed-use development. Staff also finds that landscaping has been well provided with street and parking lot landscaping able to provide needed shade in an area with high heat island impacts and the buffering landscaping adequately screens the site. The development of the subject site would also activate a previously underutilized property which will support Master Plan Policy 1.4.4, which encourages the redevelopment of previously used in-fill lots.

With that said, staff is concerned regarding the integration of the site and the design elements used to unify the development into a single horizontal mixed-use development. While the residential portion of the site is well connected to the commercial portion of the site by car there appears to be few pedestrian connections that allow for direct access to the commercial portion of the site. The proposed pedestrian connections primarily require one to take long paths to reach the commercial portion of the site from the residential portion of the site. Additionally, there is no unifying architectural theme between the commercial and residential portions of the site, which would make it difficult for someone to identify that the 2 portions of the site are related or even the commercial portions of the site are related. Finally, while the site is well landscaped, the site generally lacks the open spaces and streetside amenities that are typical of a unified mixed-

use development. Street landscaping is provided, but there is limited shared amenities that are expected of the mixed-use development that not only enhance the area but also the quality of life within the site. The open space provided is quality space with adequate amenities, but the overall is insufficient for the number of units and people that would be using those spaces. Finally, staff finds the proposed development is not supporting Clark County Master Plan Policies 1.3.1 and 1.3.5, which supports the development of sites that promote neighborhood livability and the integration of neighborhoods and related uses. For these reasons, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth distance to the call box for the Broadalbin Drive driveway based on the design of the site with the main driveway entrance being on Charleston Boulevard. Additionally, Broadalbin Drive should see minimal traffic as it ends to the south.

Staff Recommendation

Approval of the use permit and waiver of development standards #3; denial of waiver of development standards #1 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the design review portion of UC-24-0387;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** MITCH OGRON**CONTACT:** LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-06-501-006, -008 & -009

PROPERTY ADDRESS/ CROSS STREETS: Charleston Blvd & Broadablin Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Mixed-Use Project (Commercial, Residential & Open Space)

PROPERTY OWNER INFORMATION

NAME: Siena 52, 53, 54, 55, 56, 74, & 75 Holding Limited Partnerships

ADDRESS: 10655 Park Run Dr. Suite 160

CITY: Las Vegas STATE: NV ZIP CODE: 89144

TELEPHONE: N/A CELL N/A EMAIL: mitch@ogronprop.com

APPLICANT INFORMATION (must match online record)

NAME: Siena 52, 53, 54, 55, 56, 74, & 75 Holding Limited Partnerships - c/o Mitch Ogron

ADDRESS: 10655 Park Run Dr. Suite 160

CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # N/A

TELEPHONE: 702-596-5611 CELL 702-596-5611 EMAIL: mitch@ogronprop.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene

ADDRESS: 520 South Fourth Street

CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835

TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.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)*

Mitch Ogron
Property Owner (Print)

01/13/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" 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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VL-25-0202

ACCEPTED BY blw

PC MEETING DATE _____

DATE 3/18/25

BCC MEETING DATE 5/12/25

FEES \$1,800

TAB/CAC LOCATION Sunrise Manor DATE 5/11/25

LAW OFFICE

Brown, Brown & Premsrirut

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

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

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

February 3, 2025

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

**RE: Seina 52, 53, 54, 55, 56, 74 & 75 Holdings Limited Partnership ETAL
4101 Charleston Boulevard: Charleston Boulevard and Broadalbin Drive
Justification Letter: APR-24-101513 - Revision-2
Project: Mixed-Use (Commercial, Multi-Family Residential, & Open Space
Elements).
Special Use Permit: A Multi-Family Residential Development in a CG (Commercial
General Zone) in Conjunction with an approved Shopping Center
Waivers: Reduce Call Box/Gate standards, Reduce EV parking stall Requirements
Design Review: A Mixed Use Project, Allow Alternative Mixed Standards and
Requirements (Amenities, Architectural and Building Standards
Assessors' Parcel Numbers: 161-06-501-006; 161-06-501-008 & 161-06-501-009.**

To Whom It May Concern:

On behalf of our Client, Seina 52, 53, 54, 55, 56, 74, & 75, Holdings Limited Partnership ET Al, we respectfully submit this application package for a proposed mixed-use development consisting of a previously approved shopping with three (3) restaurants with drive-through, a convenience store with gasoline station, retail uses including a financial service drive-through, and emergency/urgent care facility and a multi-family residential element. The site includes three parcels with a total of 13.83 acres (net acreage) and 14.2 acres (gross acreage). The zoning of the site is Commercial General (CG) and is designated in the Master Plan as Corridor Mixed-Use located within the Sunrise Manor Planning Area. This site was previously developed with a call center and administrative office for a bank and a retail bank building. These buildings were demolished to accommodate this project.

The area is in Community District (CD) 2 which is developed and surrounded with both residential and commercial uses in Clark County and the City of Las Vegas. The areas in the City of Las Vegas are located north across Charleston Boulevard and are single family residential subdivisions zoned R-1 and commercial developments, and public uses facilities zoned P-R and C-V. The County areas are located south, east, and west of the site and zoned as follows; single family residential subdivisions zoned RS5.2 to the south, commercial developments, and a multi-family development zoned CG and RM32 to the east and commercial developments zoned CG to the west.

Project Description:

The proposed application is a mixed-use project located on the south side of Charleston Boulevard between a public access easement (Sacramento Street alignment) to the west and Broadalbin Drive to the east. The project is a transit oriented development located on the south side of Charleston Boulevard which is a major transportation/transit corridor. Access to the site is from three driveways along Charleston Boulevard, which is an NDOT right-of-way. Since the site was previously developed a number of the existing driveways along Charleston Boulevard are eliminated resulting in two provided for the site on Charleston Boulevard and a shared access driveway with the developments to the west along with two shared driveways along an existing shared access easement (Sacramento Street alignment) along the west property line. Two additional access driveways are shown along Broadalbin Drive to the east. Both these driveways on Broadalbin Drive existed with the previous developments on the site. A previous application UC-24-0387 for a shopping center with a variety of commercial uses was approved on the northern portion of the site on October 2, 2024. However, a proposed motel use located on the southern portion of the site was withdrawn without prejudice at the October 2, 2024, Board of County Commissioners' (BCC) hearing.

The proposed mixed-use development will consist of the previously approved shopping center use and a proposed multi-family (apartment) complex to replace the motel use which was withdrawn without prejudice. The square footage of the project remains at a 385,603 square feet consisting of four (4) commercial buildings, a pad site, and a structure for a bank cash dispenser. Four of the buildings and the pad site front Charleston Boulevard and are numbered from west to east; Building "1" is located along a portion of the westernmost portion of the site is a 5,244 square restaurant with a drive-through (Chick Fil-A), "Building "2" is a 5,200 square foot retail/convenience store with a gasoline station/canopy; "Building" 1,809 square foot restaurant with drive-thru (Pink Box). The area reserved for Building 4 is a pad site and has no specific user at this point. Building "5" is the easternmost building and is an Emergency/Urgent Care Facility and is 10,100 square feet. The bank cash point structure and drive-through is located south of the healthcare facility. The gasoline station and drive-throughs for the restaurants along the northern portion of the site are approximately 160 to 170 south of the residential developments to the north across Charleston Boulevard. The drive-through for the Chick Fil-A building is located a minimum of 54 feet from the existing multifamily development to the southwest. The residential element consist of multi-family (apartment buildings) located on the southern portion of the site and consists of five buildings with court yards between the north and south portions of the buildings. The apartment buildings screen the four (4) drive-throughs and the emergency/urgent care facility from the single residential developments to the south and are minimum of 300 feet from the single residential development. Open space consisting of playground, recreational area and separate dog park is provided for the apartment complex and are located northeast of the buildings. The bank structure is located between the playground, recreational area, and the dog park north of the buildings.

The proposed multi-family portion with clubhouse consisting of an office/laundry and amenities and recreational area is along the southern portion of the site and takes up almost 50% of the

entire site. This portion of the site consists of a total of 512 units at a density of 37 dwelling units per acre (net) and 36 dwelling units per acre (gross).

A total of 541 parking spaces are provided for the entire site, where 808 parking spaces are required per Code. This project is located on a site that is designated in the Master Plan as Corridor-Mixed Use where similar projects are encouraged to provide much needed housing types to serve the community and Clark County. A Parking Demand Study is provided (attached) to justify the number of parking spaces provided for the project. Twelve (12) handicap accessible spaces and 60 bicycle spaces are provided per Code requirements. A total of two (2) trash enclosures are provided as required by Code and are screened and buffered per Code. The trash enclosures are designed to match the materials and colors of the buildings of the project. A total of 10 EV spaces (installed) are provided where 27 are required; and 59 capable spaces are provided where 197 are required. An eight (8) foot high wall is proposed along the east property line and its construction will comply with the required Code requirement.

Landscaping:

A minimum 10 foot wide landscaping area adjacent to an existing attached sidewalk is depicted along Charleston Boulevard. A minimum 15 foot wide landscape area is depicted along the south property line to buffer and screen the residential use to the south. A minimum 15 foot wide landscape area is depicted adjacent to an existing attached sidewalk along Broadalbin Drive. A minimum 13 foot 4 inches wide landscape buffer is provided along a portion of the west property line to buffer the existing multi-family residential development. The planting layout and quantity complies with the minimum 50% landscaping for the site. Additionally, the total landscape area shown on the site is 111,469 square feet (2.56 acres).

Elevations:

The following are the heights of the buildings proposed on the site: Building "1" The Chick Fil A is up to 23 feet to the top of the parapet. Building "2" the Circle K is up to 23 feet high to the top of the parapet high with the canopy at a height up to 18.5 feet. Building "3" the Pink Box is up to 22.5 feet high up to the parapet. Building "5" the HCA Emergency/Urgent Care facility is up to 28.5 feet high. The residential (multi-family) buildings are up to 49 feet 8 inches high. The clubhouse is up to 23.2 feet high. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include stone veneers, painted metal awnings and strips, doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors. The architectural design features, fenestrations and articulations for each building differ because most of the uses are specific brands that have specific design features and color schemes, but each comply with the design standards for a nonresidential development.

Floor Plans:

The following are the plans for the various buildings; Building "1" is 5,244 square feet with a floor plan provided which is typical for the brand. Building "2" is a 5,200 retail/convenience

store with a floor plan that is typical for the brand. Buildings “3” is 1,809 square feet with a floor plan typical for the brand when it is only a drive-thru with no internal seat down area. Building “5” is 10,100 square feet with a floor plan showing areas typical for an emergency/urgent care facility. The residential element consists of 283,283 square feet with five (5) buildings. The floor plans depict one and two bedroom units with kitchens. The units range from 440 square feet to 675 square feet. The clubhouse is 3,195 square foot building with an and laundry room. The clubhouse and pool area are centrally located in the multi-family residential area.


Sustainability Provisions Table:

The design of the future building on pad site ‘C’ will be required to provide shade on the south and west exposures to gain an additional sustainability point for the entire project.

LAW OFFICE

Brown, Brown & Premkumar

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

PROVIDED	 DEPARTMENT OF COMPREHENSIVE PLANNING SUSTAINABILITY PROVISIONS DEVELOPMENT TYPE: MULTI FAMILY (5 PTS.) / NONRESIDENTIAL (7 PTS.) §0.04.05 J SUSTAINABILITY OPTIONS POINTS	POINTS
●	TREES: 10% MORE THAN REQUIRED BY TITLE (1 PT.)	1
●	WATER EFFICIENT PLANTING: 95% OR MORE OF PLANTS HAVE LOW OR VERY LOW WATER NEEDS. (1 PT.)	1
●	LANDSCAPE BUFFER: EXCEED REQUIRED BUFFER WIDTH BY 10% (1/2 PT) OR EXCEED BUFFER WIDTH BY 20%. (1 PT)	1
	PARKING LOT TREE CANOPY: MATURE TREE CANOPIES COVER AT LEAST 50% OF PAVED PARKING. (1 PT)	
	PARKING LOT SOLAR: SOLAR COVERS AT LEAST 50% OF THE PAVED AREA (2 PTS) OR BETWEEN 25% AND 50% FOR 1 POINT.	
	MOJAVE NATIVE PLANTS PROTECTION FOR GREATER THAN 5% OF DEVELOPMENT FOOTPRINT (1 PT)	
	MOJAVE NATIVE PLANTS RESTORATION OF PRE-DEVELOPMENT NATIVE MOJAVE LANDSCAPING EQUAL TO OR GREATER THAN THE AREA DISTURBED. (1/2 PT)	
	ENERGY CONSERVATION/SOLAR GAINS: PLANTING SOUTH AND WEST SIDES OF THE BUILDING. (1/2 PT)	
●	COOL ROOFS: SRI <78 FOR LOW SLOPED ROOFS & <29 FOR STEEP SLOPED ROOFS (1 PT)	1
	BUILDING ORIENTATION: ORIENT ROOFS WITHIN 90° OF TRUE EAST-WEST & FLAT OR SLOPED TO THE SOUTH. (1 PT)	
●	SHADE STRUCTURES OVER 50% OF SOUTHWEST FACING WINDOWS & DOORS WITH AWNINGS/SHADE STRUCTURES (1 POINT). EACH 25% AFTER (1 PT)	2
	AMENITY ZONE SHADE STRUCTURES PROVIDED FOR SIDEWALKS OR BUILDING ADJACENT TO AMENITY ZONE. (1/2 PT)	
	SHADED WALKWAYS PROVIDED FOR AT LEAST 60% OF ALL BUILDING FACADES ADJACENT TO STREETS, DRIVE AISLES, AND GATHERING AND PARKING AREAS (1 PT). EACH ADDITIONAL 10% PROVIDED (1 PT).	
●	DAYLIGHTING STRATEGIES: DAYLIGHTING STRATEGIES PROVIDED TO MINIMIZE ARTIFICIAL LIGHTING. (1/2 PT)	.5
	MULTIPLE FAMILY VENTILATION WITH FLOOR TO CEILING HEIGHTS OF 9 FEET ON ALL FLOORS IS PROVIDED. (1/2 PT)	
	NONRESIDENTIAL VENTILATION: WITH FLOOR TO CEILING HEIGHTS OF 11 FEET ON ALL FLOORS IS PROVIDED. (1/2 PT)	
●	LOW-EMISSIVITY GLASS PROVIDED ON ALL SOUTH & WEST FACING WINDOWS. (1/2 PT)	.5
	ADA RAMP/BUILDING ENTRANCE SHADING WITH AWNING OR PORTICO OR OTHER DEVICE. (1/2 PT)	
	ALTERNATIVE ENERGY: (2 PTS) PROVIDE ONE COVER 70% ROOF AREA IN SOLAR OR ON-SITE SOLAR GENERATES 100% OF PROJECT'S ENERGY OR BATTERY BACKUP IS PROVIDED.	
	TOTAL POINTS:	7.0
	DETERMINED BY STAFF	SUSTAINABILITY COMPLIANT: Y / N
	DETERMINED BY STAFF	INCENTIVES ALLOWED: Y / N

OWNER/APPLICANT SHALL BE AWARE NEW DEVELOPMENT SHALL INCORPORATE SUSTAINABILITY MEASURES INTO THE PROJECT TO ACHIEVE A MINIMUM NUMBER OF POINTS AS OUTLINED IN SECTION 30.04.05J. MULTI-FAMILY RESIDENTIAL DEVELOPMENTS MUST ACHIEVE AT LEAST 5 POINTS AND NONRESIDENTIAL DEVELOPMENTS MUST ACHIEVE AT LEAST 7 POINTS. COMPLIANCE WITH SECTION 30.04.05J WILL BE CONDUCTED DURING THE REVIEW OF AN APPLICABLE LAND USE APPLICATION AND BUILDING PERMITS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THE STANDARDS IDENTIFIED DURING THE LAND USE APPLICATION PROCESS WILL BE IMPLEMENTED IN THE FINAL BUILDING DESIGN. ANY CHANGES TO SUSTAINABILITY MEASURES AFTER APPROVAL OF A LAND USE APPLICATION MAY RESULT IN A DELAY IN THE ISSUANCE OF APPLICABLE PERMITS AND THE NEED FOR A NEW LAND USE APPLICATION. NO POINTS AWARDED FOR COMPLIANCE WITH STANDARDS THAT ARE OTHERWISE REQUIRED BY TITLE 30.

OWNER / APPLICANT DECLARES THE INFORMATION PROVIDED AND STATEMENTS MADE AS PART OF THIS APPLICATION ARE TRUE AND CORRECT.

SIGNATURE: _____



DATE: 4.16.2024

ALTERNATIVE COMPLIANCE

SUSTAINABILITY OPTIONS THAT DIFFER FROM THOSE SPECIFIED ABOVE MAY BE CONSIDERED. THE BOARD OR COMMISSION WILL DETERMINE IF THE ALTERNATIVE COMPLIANCE PROPOSAL IS BENEFICIAL TO ACHIEVING THE LAND DEVELOPMENT POLICIES OF THE COUNTY. SUCH REQUESTS SHALL BE APPROVED AS DESCRIBED IN §30.06.05B, DESIGN REVIEW, SUBJECT TO FINDING THAT THE ALTERNATIVE STANDARDS WILL:

- RESULT IN DEVELOPMENT THAT IS AS SUSTAINABLE OR AS LOW IN IMPACT AS DEVELOPMENT IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION WOULD BE.
- RECOGNIZE AND ENCOURAGE NEW AND INNOVATIVE SUSTAINABILITY MEASURES WITH AN OUTCOME SIMILAR OR SUPERIOR TO THAT ANTICIPATED BY THE REQUIREMENTS OF THIS CHAPTER.
- THE ALTERNATIVE STANDARDS WILL RESULT IN DEVELOPMENT MEETING OR EXCEEDING ALL OTHER REQUIREMENTS OF THIS TITLE.

Signage is not a part of this application.

The following are the required applications for the project.

Special Use Permit: Permit a multi-family residential Development in conjunction with the previously approved commercial project for a Mixed-Use Project.

Justification:

This is an infill project that will provided a multi-family residential for the area to fulfil the need for much needed housing in the area. The project is located in a major transportation/transit corridor with a bus stop adjacent to the site. Projects with high density and intensity are encouraged adjacent to transportation/transit corridors. The site also has easy access to US-95/I-11 because the ramp is located less than half a mile from the site.

Waivers of Development Standards:

1. a) Reduce total number of EV parking spaces required (both installed and capable) to 69 spaces where 224 are required.
b) Reduce the total number of required installed EV parking spaces to 10 spaces where 59 spaces are required.
c) Reduce the total number of required EV capable parking spaces to 59 spaces where 197 spaces are required.

Justification:

The number of requirement EV parking spaces for the project including the total number, the installed and capable numbers are is excessive for this project especially its location along a major transportation and transit corridor. A high percentage of residents in the multifamily portion of the site will use public transportation, bicycles, scooter, motorbikes and other forms of public transportation which is outlined and justified in the attached Parking Demand Study. Additionally, since the project is a mix-use the residents will walk to the commercial portion of the site so will many from the adjacent and existing multi-family developments in the area. The required number of installed and capable EV spaces are provided adjacent to the commercial element of the site. However, a reduced number is provided for the residential element because based on the future price points for the rental units it is possible that very few residents will own electric vehicles, especially in a development along a major transportation and transit corridor.

2. Reduce setback to the call box to 50.5 feet (east gate) where a minimum of 100 feet is required.

Justification:

This reduction is required for the gate located on the east side of residential portion of the site and is a secondary access to the site. The primary access to the residential area is from the central driveway and drive aisle to the site from Charleston Boulevard. All the other gate/call boxes complies to Code. This primary/central driveway is designed as the focal point to the site and connects all portions of the site with other east west drive aisle. Additionally, a large percentage of the residents will use public transportation, therefore, a reduction in the requirement for this gate will not impact the site.

Design Reviews:

- 1. A mixed-use development consisting of a shopping center consisting of seven buildings: an emergency/urgent care facility, restaurants with drive-throughs (previously approved) and a multifamily- residential Development).**
- 2. Allow alternative designs for the buildings that do not have entrances facing the streets. (Previously approved).**
- 3. Allow alternative to the mixed-use development standards.**
Both the commercial and residential building elements are located adjacent to street frontages with pedestrian orientation and access. The design incorporates pedestrian orientation towards the street with building scaled to fit with design features, streetscape orientation and pedestrian access. Although the sidewalks are attached the landscaping along the streets are enhanced to comply with the pedestrian orientation requirements.
- 4. Allow alternative Transparency requirements.**
All the buildings are oriented along the street frontages; therefore, the sidewalks and pedestrian pathways and connections provide easy access to the buildings and the site. However, some of the buildings do not comply with the Transparency requirements including Buildings #1,5, and elevations of buildings along the public access easement along the property line and east and west property lines. The commercial buildings though were previously approved.
- 5. Allow reduced amenity zones.**
Open Space is provided for the within the entire site with the majority of the required Common Open Space located adjacent to the residential element of the project. A total of 73,048 (1.677 acres) is provided where 120,487 square feet (2.77 acres) is required per Code. A total of 24,097.4 square feet of Common Open Space is required where 29,325 square feet exceed Code requirements. The Common Open Space is provided around the pool area, playground, dog park and recreational areas on the east and west sides of the residential development.

The planting layout and quantity complies with the minimum 50% landscaping for the site. Additionally, the total landscape area shown on the site is 111,469 square feet (2.56 acres). Indicating that although, the street frontages (pedestrian realm) are not designed per Code the amount of landscaping provided on the site enhance the site.

Most of parking spaces and areas are primarily located at the rear and sides of the buildings except for a location on the northeastern portion of the site where a small number of parking spaces are located in front of two buildings (a future use) and along the frontage of the emergency/urgent care facility. The spaces are along Charleston Avenue in areas where residential adjacency is not applicable.

The building design for the commercial element are varied because four of the buildings and uses are for major brands that have their own branding architectural designs and color schemes. Similar building materials are used for the buildings; however, the designs and color schemes differ and were previously approved for the site. The design, materials, and color schemes for the residential buildings and accessory building (clubhouse) are the same and match. Various design fenestration, recesses, projections, balconies, etc. are provided to enhance the building design. The site complies with Sustainability requirement.

Justification:

The buildings along Charleston Boulevard consists of various branded uses and designs with side entries as a signature for the brand. While most of the buildings front Charleston Boulevard, a couple of the buildings side onto Charleston but this does not impact the overall design of the shopping center but provides a variation in the orientation of the building that enhances the street frontage.

6. Reduce parking lot landscaping and allow an alternative design for the parking lot. (previously approved).

Justification:

The design as proposed is appropriate for the project to allow the optimum circulation for the site.

7. Allow deviations and alternatives to the Building Design.

Justification:

The building design for both the commercial and residential element may not comply specifically comply with all Code requirements but all have various elements such as fenestration, recesses, projections overhangs, roof stupes that do comply. The designs overall comply with the required Sustainability provisions and therefore adhere to many of the requirements.

8. Allow inconsistent architecture for the mix-use development.

Justification:

The commercial buildings are already approved per the different brands of restaurants and the emergency/urgent care facility. However, the multi-family residential buildings have a consistent architectural them. A Design Review is included to allow inconsistent architecture for the two elements (Commercial and Residential).

9. Allow a few parking spaces in front of two buildings and along the street frontage where required at the rear and sides of buildings.

Justification:

Most of the parking for the site are primarily located at the rear and sides of the buildings except for two location on the northeastern portion of the site where a small number of parking spaces are located in front of two (2) buildings, one of which is future building/use and the other the emergency urgent care facility. These parking spaces are along Charleston Avenue and an area where residential adjacency is not applicable.

10. Reduce the required open space to 73,048 (1.677 acres) where 120,487 square feet (2.77) is required per Code.

Justification:

This request is for the overall site; however , the required Common Open Space exceeds Code requirements, therefore, will not impact the areas required for the use and enjoyment of the residential use. The common open space provided is appropriate for the site.

Previously approved Waivers of Development Standards for the overall site per UC-24-0387.

1. Permit access to a local Street (Broadalbin Street Drive).

Justification:

This waiver is necessary to allow direct access (ingress/egress) to the site from the local street (Broadalbin Drive) to serve the residential area to the south and east. This direct access from the areas to the east is a safe way for residents to access the site without accessing Charleston Avenue and attempting unsafe U-turns to access the site. This also provides optimum on-site circulation which allows neighborhood traffic to access the site without accessing Charleston Boulevard, which is an arterial that is planned for high volumes of traffic, to accommodate development in the area. This additional access will help reduce the conflicts on Charleston Boulevard. Allowing access to the street for safety reasons is reasonable in this case, to provide

access for the neighbors in the immediate area, to deter and or reduce unsafe maneuvers in both streets and reduce vehicular conflicts on Charleston Boulevard and Broadalbin Drive.

- 2. Reduce the departure distance for the northern driveway on Broadalbin Drive to 142 feet 7 inches where a departure distance of 190 feet is required.**

Justification:

The location of the northern driveway Broadalbin Drive will not impact the intersection. This driveway is located farther south than the previous driveway to the parcel for the demolished building on this area of the site. Additionally, there are a total of six driveway access points to the site with vehicular traffic access distributed from various directions, therefore, reducing impact on any one driveway or to the adjacent rights-of-way.

- 3. Reduce portions of the required buffer and intense landscaping adjacent to the west property line to 13 feet 4 inches where a 15 foot buffer and intense landscaping is required.**

Justification:

A 13 foot 4 inch area with two rows of off-set landscaping is provided along the west property line to buffer the apartments. The apartments are located west of an existing utility and access easement/drive. The hotel building is located more than 58 feet from the existing multi-family (apartment) and is buffered by the 30 foot wide utility and access easement/drive and will therefore not be impacted by the hotel.

- 4. Reduce a portion of the required height step back for the building on the south and west property lines.**

Justification:

The hotel is located 149 feet 1 inch from the south property line and is buffered by the required 15 foot buffer as well as three areas of parking lot landscaping. The first 35 feet of the hotel is set back as required by Code. The intrusion occurs above 35 feet (a 14 feet 8 inches height area) which does not impact the residences because the hotel is setback 149 feet 1 inch from the south property line. Along the west property line, the hotel building is located more than 58 feet from the existing multi-family (apartment) and is buffered by the 30 foot wide utility and access easement/drive and will therefore, the multifamily buildings will not be impacted by the hotel.

- 5. Reduce the landscape buffer along the west property line at the driveway location to the motel to “zero” feet where a 15 foot wide buffer is required.**

Justification:

This request is necessary because of the driveway provided for the motel portion of the site. This driveway provides access to the buildings as well as the parking lot area south of the building.

The driveway also ensures that circulation is provided to all areas of the site including the western portion of the site. This request will not impact the existing multi-family development to the west because driveways are also provided along this same easement area of that development.

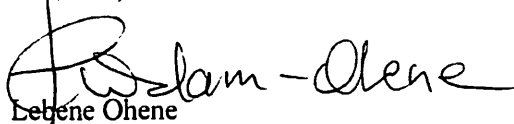
The proposed mixed-use development has a commercial element that is a community serving uses and will draw customers not only from the project but will draw customers from the immediate area. This is a transit oriented development on a major transportation corridor that will utilize existing infrastructure and services in the area. This is an infill project and a redevelopment of previously developed parcels. The previous buildings which consisted of a call center and retail bank location for Bank of America were vacant for a number of years and attracted the homeless to the parcels and negatively impacted the quality of life for the residents in the area. The existing buildings were demolished to allow for the redevelopment of a site which will eliminate the homeless issues in the area as well as provided some needed housing and a variety of other commercial uses and currently non-existent uses for the area. Additionally, the uses proposed were researched to ensure that the provided uses are needed in the area. This proposed development will enhance and improve the immediate area.

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

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

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500047-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:

TENTATIVE MAP for a 1 lot commercial and 1 lot residential subdivision for a proposed mixed-used development on 14.1 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-06-501-006; 161-06-501-008 through 161-06-501-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.22 (commercial lot)/7.88 (residential lot)/14.1 (overall)
- Project Type: Horizontal mixed-use development
- Number of Lots: 2
- Number of Units: 512
- Density (du/ac): 36.31 (overall)

Project Description

The plans depict a horizontal mixed-use project consisting of a commercial development on 6.22 gross acres located on the northern portion of the site and a multi-family development on 7.88 gross acres on the southern portion of the site. The multi-family project consists of 512 dwelling units with a density of 36.31 dwelling units per acre. Access to the site is granted from 2 commercial driveways each along Charleston Boulevard, Broadalbin Drive, and Sacramento Drive Access Easement.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500076	1 lot commercial subdivision map	Approved by BCC	October 2024
UC-24-0387	Commercial center with urgent care facility and transient and non-transient hotel - hotel portion withdrawn	Approved by BCC	October 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to the C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential development & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential development

Related Applications

Application Number	Request
UC-25-0202	A use permit for a proposed multi-family residential development, waivers of development standards, and a design review for a proposed mixed-use development is a companion item on this agenda.
VS-25-0203	A vacation and abandonment of a curb return driveway easement 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. Additionally, the proposed location, size, and design of the proposed lots are consistent with the accompanying design review and should be sufficient for the proposed mixed-use development. The proposed lots each have sufficient access to surrounding streets. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Expunge TM-24-500076.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** MITCH OGRON**CONTACT:** LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-06-501-006, 008 & 009

PROPERTY ADDRESS/ CROSS STREETS: Charleston Blvd & Broadablin Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map - Mixed-Use

PROPERTY OWNER INFORMATION

NAME: Siena 52, 53, 54, 55, 56, 74 and 75 Holding Limited Partnership

ADDRESS: 10655 Park Run Dr. Suite 160

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: N/A

CELL N/A

EMAIL: mitch@ogronprop.com

APPLICANT INFORMATION (must match online record)

NAME: Siena 54, Siena 55 and Siena 56 Holding Limited Partnership - c/o Mitch Ogron

ADDRESS: 10655 Park Run Dr. Suite 160

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # N/A

TELEPHONE: 702-596-5611

CELL 702-596-5611

EMAIL: mitch@ogronprop.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 173835

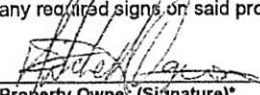
TELEPHONE: 702-598-1429

CELL 702-561-7070

EMAIL: lohene@brownlawlv.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)*

Mitch Ogron, Manager of G.P. for Owners
Property Owner (Print)

3-4-2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500047

ACCEPTED BY WJW

PC MEETING DATE _____

DATE 3/5/25

BCC MEETING DATE 5/21/25

FEES \$750

TAB/CAC LOCATION Sunrise Manor DATE 5/1/25