



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 29, 2025

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Sondra Cosgrove, Chair
Earl Barbeau, Vice-Chair
Kevin Williams, Member
Harry Williams, Member
Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

BOARD OF COUNTY COMMISSIONERS

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for May 15, 2025. (For possible action)
- IV. Approval of the Agenda for May 29, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

06/03/25 PC

- 1. **WS-25-0192-3591 BOULDER HIGHWAY, LLC:**
HOLDOVER 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) 06/03/25 PC

06/04/25 BCC

- 2. **ZC-25-0309-4400 NLVB, LLC:**
ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment) within Sunrise Manor (description on file). MK/rk (For possible action) 06/04/25 BCC
- 3. **DR-25-0287-4400 NLVB, LLC:**
DESIGN REVIEW for a vehicle maintenance and repair facility on 0.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the southeast corner of Las Vegas Boulevard North and the south side of Craig Road (alignment) within Sunrise Manor. MK/sd/kh (For possible action) 06/04/25 BCC

06/17/25 PC

- 4. **PA-25-700024-MOSAIC NINE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/gc (For possible action) 06/17/25 PC
- 5. **ZC-25-0337-MOSAIC NINE, LLC:**
ZONE CHANGE to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/gc (For possible action) 06/17/25 PC
- 6. **VS-25-0336-MOSAIC NINE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv (For possible action) 06/17/25 PC
- 7. **WS-25-0338-MOSAIC NINE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase retaining wall height; and **3)** reduce and eliminate driveway separation.
DESIGN REVIEW for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action) 06/17/25 PC

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KEVIN SCHILLER, County Manager

8. **TM-25-500084-MOSAIC NINE, LLC:**
TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action) 06/17/25 PC
9. **VS-25-0312-9 OF A KIND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sloan Lane and Tree Line Drive, and between Vegas Valley Drive and Sahara Avenue; a portion of a right-of-way being Sloan Lane located between Vegas Valley Drive and Sahara Avenue; and a portion of right-of-way being Vegas Valley Drive located between Sloan Lane and Tree Line Drive within Sunrise Manor (description on file). TS/tpd/cv (For possible action) 06/17/25 PC
10. **WS-25-0318-RIVERA RUBEN & SHAWN-MELANI LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced separation for an existing accessory structure (shed) in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Halvern Avenue, 550 feet west of Linn Lane within Sunrise Manor. TS/tpd/cv (For possible action) 06/17/25 PC

06/18/25 BCC

11. **UC-25-0254-GONZALEZ, MARCELINO:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** allow a wall within the front setback; **3)** alternative driveway geometrics; and **4)** waive full off-site improvements.
DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action) 06/18/25 BCC
12. **UC-25-0322-NEVADA PROPERTY WEST, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.
DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action) 06/18/25 BCC
13. **UC-25-0344-VJ NETWORK, LLC:**
USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action) 06/18/25 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: June 12, 2025.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

May 15, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – EXCUSED	Stephanie Jordan –PRESENT Kevin Williams-EXCUSED
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 May 5, 2025 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for May 15, 2025

Moved by: Ms. Jordan

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

06/03/25 PC

1. DR-25-0302-USA & CLARK COUNTY LEASE:

DESIGN REVIEW for the expansion of an existing regional park (Hollywood) on an 87.30 acre portion of 207.0 acres in a P-F (Public Facility) Zone. Generally located on the northeast corner of Hollywood Boulevard and Sahara Avenue within Sunrise Manor. TS/jgh/kh (For possible action)

Moved by: Ms. Jordan

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

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JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

- VII. General Business: None
- VIII. Public Comment: Al Rojas wanted to say "Thank you" to the Commissioners and neighbors for the support he's received in working to better the homeless situation in Sunrise Manor.
- IX. Next Meeting Date: The next regular meeting will be May 29, 2025
- X. Adjournment
The meeting was adjourned at 6:48 pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

HOLDOVER 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 trash cans 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

Surrounding Land Use

	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.

Waiver 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.

Waiver 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: Sunrise Manor - denial.

APPROVALS: 1 card

PROTESTS: 1 card

PLANNING COMMISSION ACTION: May 5, 2025 – HELD – To 06/03/25 – per the applicant.

APPLICANT: 3591 BOULDER HIGHWAY, LLC

CONTACT: LISA DE SANTIAGO, NEWPORT MOTORS/AZTEC MOTORS, 2711 E. SAHARA AVENUE, LAS VEGAS, NV 89104

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0309-4400 NLVB, LLC:

ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment) within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-04-302-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Las Vegas Boulevard North
- Site Acreage: 0.52
- Existing Land Use: Vehicle maintenance and repair

Applicant's Justification

The applicant is requesting a zone change to an IP (Industrial Park) Zone. There is a related land use request for a proposed vehicle maintenance services facility. According to the applicant, the site has been operating as a commercial use for some time now and the request for IP zoning would be consistent with the past uses on the property. Furthermore, the zone change from H-2 to IP will bring the zoning district into compliance with the current Title 30 code and is consistent with the underlying planned land use of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1814-03	Reclassified 34,200 acres, including this site, for the Nellis Air Force Base - Airport Environs Overlay District by adding sub-district designations to their existing zoning	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Nellis Air Force Base	P-F (AE-70)	Nellis Air Force Base
South & East	Business Employment	H-2 (AE-70)	Undeveloped
West	Corridor Mixed-Use	H-2 (AE-70)	Convenience store & gas station

Related Applications

Application Number	Request
WS-25-0287	A proposed vehicle maintenance facility with a waiver and design review is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. Furthermore, the requested zoning will be compatible with the nearby zoning classifications in the area and underscore the appropriateness of IP zoning next to Nellis Air Force Base.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation

Approval.

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRAND PRIX LUBE, LLC

CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-04-302-001

PROPERTY ADDRESS/ CROSS STREETS: 4400 N Las Vegas Blvd/ Craig & N Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change from H-2 to IP.

PROPERTY OWNER INFORMATION

NAME: 4400 N L V B L L C

ADDRESS: 2905 W Washington

CITY: Las Vegas

TELEPHONE: _____

CELL _____

EMAIL: _____

STATE: NV

ZIP CODE: 89107

APPLICANT INFORMATION (must match online record)

NAME: Grand Prix Lube, LLC

ADDRESS: 8 Two Mile Rd, 2nd Floor

CITY: Farmington

TELEPHONE: _____

CELL _____

EMAIL: MFerri@synpower.net

STATE: CT

ZIP CODE: 06032

REF CONTACT ID # _____

CORRESPONDENT INFORMATION (must match online record)

NAME: G.C. Garcia, Inc. c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Suite 210

CITY: Henderson

TELEPHONE: 702-435-9909

CELL _____

EMAIL: acole@gcgarciainc.com

STATE: NV

ZIP CODE: 89104

REF CONTACT ID # _____

*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)

22-25-0309

PC MEETING DATE

BCE MEETING DATE

5/14/25

TAB/CAC LOCATION

Sunrise Manor

DATE

5/09/25

ACCEPTED BY

DATE

FELS

4/14/25
5/1/200



GCGARCIA

March 20, 2025

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Zone Change from H2 to IP
Las Vegas Blvd & Craig, SEC APN: 140-04-302-001

Dear Sami:

On behalf of our client, Grand Prix Lube, LLC, please accept the attached justification letter and accompanying documents for a Zone Change for APN 140-04-302-001 from General Highway Frontage District (H-2) with an AE-70 Overlay to Industrial Park (IP) with an AE-70 Overlay. The subject site consists of a single parcel of approximately 0.52 +/- acres.

The subject site currently has a Land Use designation of Business Employment (BE). The abutting properties to the south, east and west also have a land use designation of BE. The property to the north has a land use designation of CM (Corridor Mixed Use). The surrounding property to the south, east and west is also zoned H-2 and is currently vacant. Further south is CR zoning with existing commercial buildings. To the east, beyond the vacant property is Nellis AFB zoned PF. The northern portion of the property abuts Las Vegas Boulevard with multifamily across the arterial to the north and additional commercial across the arterial to the west.

Nellis AFB main entry gate is north of the site on Las Vegas Boulevard.

ZONE CHANGE

A zone change is requested for APN 140-04-302-001 from the current General Highway Frontage District (H-2) with an AE-70 Overlay to Industrial Park (IP) with an AE-65 Overlay. The request for IP conforms to the Business Employment Land Use.

Zone Change Approval Criteria

- i. The proposal is consistent with the Clark County Master Plan.
The proposed zone change is consistent with the Master Plan. The IP district is compatible with the underlying Land Use designation of BE. The BE land use anticipates light-industry and small-scale commercial services and service-commercial uses such as the one being proposed with the accompanying Design Review application.
- ii. The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.
The H-2 zoning district no longer exists in the current Title 30. The rezoning from H-2 to IP would bring the zoning into compliance with the current code as well as the Master Plan. The proposed project complies with the applicable standards except as otherwise stated. A waiver to allow the existing attached sidewalk along Las Vegas Boulevard to remain where a detached sidewalk would otherwise be required is being requested under separate application.



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

- iii. The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

The proposed application meets or will meet any conditions of any prior unexpired land use, plan or subdivision map approval. The portion of the site abutting Las Vegas Boulevard is developed with public improvements; however, if any new improvements are required the proposed project shall be consistent with the approved improvements.

- iv. Development subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B, require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

An FAA Determination shall be submitted for approval prior to the final approval being received if required.

- (2) The zoning district density and intensity of uses shall be compatible with the surrounding area.

Much of the Las Vegas Boulevard Corridor in this area, that is not a part of Nellis AFB, is zoned H-2 or CG with pockets of industrial and high density residential along the boulevard. The area has developed as a mix of multi-family, industrial and commercial uses including vehicle sales and repair just north of the intersection where the project is located. As such, the request is compatible in terms of density and intensity with the surrounding area.

- (3) If the allowable density or intensity of use is sought to be reduced, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.- N/A

SUMMARY JUSTIFICATION:

The proposed Zone Change from H-2 to IP will bring the zoning district into compliance with the current Title 30 code. It is consistent with the underlying land use and will allow for the proposed project of a Vehicle Maintenance and Repair Use which is compatible with the surrounding area and Nellis AFB. Furthermore, it will allow the property to be revitalized by removing the old vacant building and replacing it with a new one with ample landscape.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Melissa Eure
President

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0287-4400 NLVB, LLC:

DESIGN REVIEW for a vehicle maintenance and repair facility on 0.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the southeast corner of Las Vegas Boulevard North and the south side of Craig Road (alignment) within Sunrise Manor. MK/sd/kh (For possible action)

RELATED INFORMATION:

APN:

140-04-302-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Las Vegas Boulevard North
- Site Acreage: 0.52
- Project Type: Vehicle maintenance & repair
- Building Height (feet): 29
- Square Feet: 1,922
- Parking Required/Provided: 4/5
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed vehicle maintenance facility that will provide maintenance services (oil changes) to the public. The existing building is vacant and will be demolished and replaced with a quick lube facility. The parcel subject of this application is surrounded on 3 sides by a larger vacant parcel (APN 140-04-302-017.) Access is from Las Vegas Boulevard North and customers will enter onto the property and will drive counterclockwise south and will line up behind the building on the south exterior. They will then enter and pull forward to egress the building from the northwest exterior and exit the property back onto Las Vegas Boulevard North. On-site parking is located along the south property line with an ADA space and a pedestrian pathway to the building and another pedestrian pathway that will lead to Las Vegas Boulevard North.

Landscaping

The plans depict landscaping within the parcel and parking lot area and along Las Vegas Boulevard North and along the perimeter of the property. Landscaping includes a mixture of large and medium trees and shrubs that are listed as low water usage.

Elevations

The plans depict a new building that is 29 feet high with varied rooflines and pitched roof, changes in materials and surface colors with horizontal elements, aluminum and glass overhead roll-up doors on the northwest and southeast exteriors, storefront glazing windows, metal awnings and stone veneer with desert colors.

Floor Plans

The plans depict a new building that will be utilized as a vehicle maintenance facility (oil change). The floor plan will be split between a lower level for servicing vehicles and a main floor plan for the service bays and an administrative office.

Applicant's Justification

The applicant states this application will be for a new vehicle maintenance facility. The property was previously approved for a tire and repair shop that closed in 2022. The building will have 3 bay doors on the front and back made to look like windows in place of the more typical metal roll up doors. The front bay doors will face Las Vegas Boulevard North. The landscape for the project overall exceeds the Code requirement as it exceeds the required width by 20% and is providing 35 trees where 30 trees are required.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1814-03	Reclassified 34,200 acres, including this site, for the Nellis Air Force Base - Airport Environs Overlay District by adding sub-district designations to their existing zoning	Approved by BCC	December 2004
UC-0050-83	Established and maintained sale of used cars in conjunction with an existing automobile repair shop	Approved by PC	March 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32 (AE-70)	Multi-family residential development
East	Business Employment & Nellis AFB	H-2 & PF (AE-70)	Undeveloped/Nellis AFB
West & South	Business Employment	H-2 (AE-70)	Undeveloped

Related Applications

Application Number	Request
ZC-25-0309	A zone change from H-2 to IP is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**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 of properties that are underutilized or vacant. The proposed vehicle maintenance building will be consistent with the range of uses that exist along Las Vegas Boulevard North. The proposed improvements will enhance the site and will replace the existing commercial building that is dilapidated and underutilized. The roll-up doors on the west and east exterior will be screened by new perimeter and street landscaping. The proposed design will not result in any substantial harm or create any adverse impacts to the immediate area. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRAND PRIX LUBE, LLC

CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-04-302-001

PROPERTY ADDRESS/ CROSS STREETS: 4400 N Las Vegas Blvd/ Craig & N Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a Vehicle Maintenance and repair facility consisting of approximately 1,922 sq ft and a Waiver to allow an existing attached sidewalk to remain.

PROPERTY OWNER INFORMATION

NAME: 4400 N L V B L L C

ADDRESS: 2905 W Washington

CITY: Las Vegas

STATE: NV

ZIP CODE: 89107

TELEPHONE: _____

CELL: _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Grand Prix Lube, LLC

ADDRESS: 8 Two Mile Rd, 2nd Floor

CITY: Farmington

STATE: CT

ZIP CODE: 06032

REF CONTACT ID # _____

TELEPHONE: _____

CELL: _____

EMAIL: MFerri@synpower.net

CORRESPONDENT INFORMATION (must match online record)

NAME: G.C. Garcia, Inc. c/o Melissa Eure

ADDRESS: 1055 Whitney Ranch Suite 210

CITY: Henderson

STATE: NV

ZIP CODE: 89104

REF CONTACT ID # _____

TELEPHONE: 702-435-9909

CELL: _____

EMAIL: acole@gcgarcia-inc.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.

[Signature]
Property Owner (Signature)*

Marina Chelova
Property Owner (Print)

2/11/25
Date

DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

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☐ ZC

☐ AG

☒ DR

☐ PUO

☐ SDR

☐ TM

☐ WC

OTHER _____

APPL. NUMBER

WS-25-0287

EXPIRATION DATE

6/4/25

RECEIVED DATE

Sunrise Manor

DATE

5/29/25

APPROVED BY

GAB

HLK

2
4/10/25
811, 300



March 24, 2025

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Design Review and Waiver of Development Standards for a Vehicle Maintenance or Repair Facility at Las Vegas Blvd & Craig, SEC
APN: 140-04-302-001

Dear Sami:

On behalf of our client, Grand Prix Lube, LLC, please accept the attached justification letter and accompanying documents for a Design Review and Waiver of Development Standards for a Vehicle Maintenance or Repair Facility. The proposed project is on a site located at the southeast corner of Las Vegas Boulevard and Craig Road (4400 N Las Vegas Blvd), APN 140-04-302-001, on approximately 0.52 +/- acres. The land use designation for the site is Business Employment (BE) and the zoning district is General Highway Frontage District (H-2) with an AE-70 Overlay.

The abutting properties to the south, east and west also have a land use designation of BE. The property to the north has a land use designation of CM (Corridor Mixed Use). The surrounding property to the south, east and west is also zoned H-2 and is currently vacant. Further south is CR with existing commercial buildings. To the east, beyond the vacant property is Nellis AFB. The northern portion of the property abuts Las Vegas Boulevard with multifamily across the arterial to the north and additional commercial across the arterial to the west.

DESIGN REVIEW

This site was previously approved and developed as a Vehicle Maintenance or Repair Use (tire shop) that closed in 2022. The shop has been vacant since then. This new application proposes demolishing the existing building and replace it with a new quick lube facility building (Valvoline Instant Oil Change). The project proposes a single story 28.1' FT tall building. The building has plenty of articulation and fenestrations. It will be painted in a neutral desert tone with a faux stone accent on all four elevations. There will also be 3 FT painted metal awnings over the entryways.

The building will have three bay doors on the front and back made to look like windows in place of the more typical metal roll up doors. The front bay doors will face Las Vegas Boulevard. There will not be a perimeter wall around the property however there is an intense landscape buffer over 30 FT wide with a double row of trees along Las Vegas Blvd in front of the bay doors to screen them from view. The bay doors in the back will face toward Nellis AFB. There is base housing at this portion of the base property however the view is screened by a 10 FT security fence (8 FT CMU + 2 FT security wire) which is around the perimeter of the base property. In addition, there is a landscape buffer with trees 20 ft O.C. along the back of the proposed uses property to further buffer the site.

The landscape for the project overall exceeds the code requirement as the landscape buffer exceeds the required width by 20% and is providing 35 trees where 30 trees are required. There is an existing attached sidewalk that will remain. This is an improvement over the current sites condition which is no landscaping.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

On site circulation will be one-way in a clockwise direction. Cars will enter the site and drive behind the building to line up in front of a bay for service or park in the parking spaces behind the building. There is ample space for a single car to be queued behind the bay as well as additional cars to queue onsite along the side of the building without impacting adjacent properties or Las Vegas Boulevard.

The site will provide 5 parking spaces where 4 are required. The code does not count ADA parking against the maximum parking allowed, therefore parking doesn't exceed the amount allowed by code. None of the spaces provided are EV charging capable or installed, nor are they required.

The required bicycle parking is provided.

The pedestrian walkways through the site will be of contrasting concrete.

Signage is shown but is not a part of this request.

The hours of operation will be Monday- Saturday 8am-7pm and Sunday 9am-5pm. The site will have approximately 5-6 employees in total, used over the course of multiple shifts.

The proposed project achieves 8 sustainability points where 7 are required. It meets the requirement by exceeding the required landscape buffer by 20%, providing 10% more trees than required and 95% or more planting with low or very low water needs. In addition, the building and roof orientation, along with the awnings and other building strategies to reduce heat allow it to meet this requirement.

Design Review Approval Criteria 30.06.05B

1. The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;

The proposed development is compatible with the adjacent developments as well as other developments in the area. The site was previously approved and developed for a Vehicle Maintenance or Repair Use (tire shop). There are other commercial uses directly to the south and across Las Vegas Blvd. and other automotive uses just to the north past Craig.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed project is consistent with the zoning and land use, plans and policies of the County except where a waiver has been requested to allow a Vehicle Maintenance or Repair shop to be less than 200 FT from residential development. The site meets all other policies of the County including sustainability.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods. The proposed project is located off two arterial streets where a previous Vehicle Maintenance or Repair use had been. There is ample space on the site for vehicles to queue up for the oil service without impacting the adjacent roadway or properties.

CONDITIONAL USE

Per code section 30.03.06.B.13 of the current Title 30 a Vehicle Maintenance or Repair use and code section should meet the following conditions:

i. Layout and Design

- (a) In the nonresidential zoning districts, a facility and all activities, including the parking of vehicles and equipment to be serviced, shall not be within 200 feet of any area subject to

§30.04.06, Residential Adjacency, unless separated by an arterial or collector street or buffered by a building.- **MEETS**

(b) All vehicle maintenance and repair activities must occur within an enclosed building except that outdoor smog check activities may occur outside if related equipment is stored within an enclosed building.-**MEETS**

Waiver of Development Standards

As a part of this application a Waiver of Development Standards is requested.

1. **A request to allow an attached sidewalk where a detached sidewalk is required per code section 30.04.08.C.5(ii).**

The property has an existing attached sidewalk along Las Vegas Blvd. The location of traffic light at the intersection along with the existing streetlight and crosswalk in front of the property and the driveway limit the ability to have a detached sidewalk on this property. In addition, all of the properties in the surrounding area also have attached sidewalks. The request for an attached sidewalk would be compatible and consistent with the existing sidewalks in the area.

Waiver of Development Standards Approval Criteria 30.06.07.F

A Waiver of Development Standards shall establish that the proposed request is appropriate for its proposed location by showing the following:

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the area surrounding the property will not be affected in a substantially adverse manner. The site has existing attached sidewalks, as do all of the properties in the surrounding area.

- (ii) 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;

The proposed project will not affect the health and safety of persons living, working or living in the immediate vicinity or be detrimental to the public welfare. The request will allow the existing attached sidewalks to remain.

- (iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

The proposed waiver for the attached sidewalk is to allow an existing condition that was previously approved and matches others in the vicinity to remain. As such it is in harmony with the general purpose, goals, objectives and standards of the Master Plan and this Title.

- (iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The proposed project is for a new Vehicle Maintenance or Repair Use (Valvoline Instant Oil Change) where a similar Vehicle Maintenance or Repair Use (tire shop) previously existed. It will not create an undue burden on any public improvements, facilities or services.

SUMMARY JUSTIFICATION

The proposed Design Review for a Vehicle Maintenance or Repair Facility (Valvoline Instant Oil Change) and Waiver of Development Standards to allow an existing attached sidewalk to remain will replace an old, outdated building with a new more visually appealing building while keeping a similar use in place. There is ample space for vehicles to queue on the site, and all repairs will be done inside the facility. The aesthetic of the new building, along with the increased landscape on the site, will revitalize this property which is near the entry way to Nellis Airforce Base.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Eure", with a stylized, cursive script.

Melissa Eure
President

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700024-MOSAIC NINE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres.

Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3785 E. Carey Avenue
- Site Acreage: 4.49
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed Compact Neighborhood (CN) land use category will allow for infill development that is similar to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0101-14 (ET-0053-17)	First extension of time to reclassify the site from R-1 to R-2 zoning for a single-family residential development subject until April 16, 2019 to complete - expired	Approved by BCC	June 2017
ZC-0101-14	Reclassified the site from R-1 to R-2 zoning for a single-family residential development - expired	Approved by BCC	April 2014
TM-0028-14	Tentative map consisting of 38 single-family residential lots - expired	Approved by BCC	April 2014

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0111-14	Vacated and abandoned a portion of right-of-way being Carey Avenue - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-1 zoning	Approved by BCC	April 2006
UC-1369-04	Allow accessory structures and increase the number of small agricultural livestock - expired	Approved by PC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-25-0337	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-25-0338	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0336	A vacation and abandonment for portions of right-of-way being Carey Avenue and Camel Street is a companion item on this agenda.
TM-25-500084	A tentative map for 44 single-family residential lots 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 Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN). Intended primary land uses in the proposed 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.

The request for Compact Neighborhood (CN) is not compatible with the surrounding area. Compact Neighborhood (CN) allows for up to 18 dwelling units per acre (du/ac) where the surrounding properties allow for or were developed at a much lower density. The abutting single-family residential subdivision to the east was developed at a density of 6.75 du/ac. The adjacent single-family residential subdivision to the south was developed at a density of 7.3 du/ac. The abutting single-family residential subdivision to the north was developed at approximately 4.8 du/ac. The adjacent properties to the west are zoned RS20 and planned for Ranch Estate Neighborhood uses which allows for up to 2 du/ac. Therefore, the existing Mid-Intensity Suburban Neighborhood (MN) land use category on the site is much more consistent with the surrounding properties in the area. The request does not comply with Policy 1.4.4 of the Master Plan which promotes development compatible with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is not appropriate for this location.

Staff Recommendation

Denial. If approved, 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 July 16, 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

- 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to

back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MOSAIC NINE, LLC

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-19-104-003

PROPERTY ADDRESS/ CROSS STREETS: E. Carey Ave & Camel St.

DETAILED SUMMARY PROJECT DESCRIPTION

Please see justification letter

PROPERTY OWNER INFORMATION

NAME: MOSAIC NINE LLC

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

TELEPHONE: 702-219-7466

CELL

EMAIL: DBrowning@Mosaicred.com

APPLICANT INFORMATION (must match online record)

NAME: MOSAIC NINE LLC - David Browning

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # 201126

TELEPHONE: 702-219-7466

CELL

EMAIL: DBrowning@Mosaicred.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill

ADDRESS: 500 S. Rancho Drive Suite 17

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # 197495

TELEPHONE: 702-453-0800

CELL

EMAIL: agraybill@rcinevada.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) PA-25-700024

ACCEPTED BY WCO

PC MEETING DATE 6/17/25

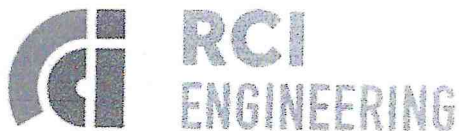
DATE 4/24/25

SCC MEETING DATE 7/16/25

FEES \$3,200

TAB/CAC LOCATION Sunrise Manor

DATE 5/29/25



March 31, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

Planner
Copy

RE: Carey and Camel by Mosaic Nine LLC - Master Plan Amendment

On behalf of our client, Mosaic Nine LLC, we have prepared the following project description and letter of compelling justification in support of a Master Plan Amendment for the Carey and Camel Single-Family Residential Subdivision.

The Project site consists of 4.64 acres located on the southwest corner of Carey Avenue and Camel Street, Assessor's Parcel Number 140-19-104-003. The parcel has been graded and currently has one structure located on the southeast corner of the parcel. The property is bound on the south by existing single-family residential development with a land use of Mid-Intensity Suburban and a zoning of RS3.3. To the east, across Camel Street is existing residential development with a land use of Mid-Intensity Suburban and a zoning of RS3.3. To the north, across Carey Avenue is existing Residential development with a land use of Mid-Intensity Suburban and a zoning of RS5.2. To the west lies 3 developed and 2 undeveloped parcels ranging in size from 0.72 to 1.41 acres with a land use Ranch Estates Neighborhood and a zoning of RS20.

The applicant is proposing a single family residential development with like zoning to the existing residential developments to the south and east

Master Plan Amendment

The subject application is for an amendment to the Master Plan, change from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN), in support of as zone change from RS5.2 (Residential Single Family District 5.2) to RS3.3 (Residential Single-Family District 3.3).

The proposed development conforms to the following Countywide Goals and Policies:

Policy 1.1.2: Housing Access – The site is located in an area where all necessary infrastructure is already in place with water and sewer available in Camel Street and Carey Avenue. Additionally, the site is within walking distance of Jeffers Elementary School and Von Tobel Middle School, both approximately 400 feet away for the subject site.

PA-23-700024



Policy 1.4.4: Infill and Re-development – The proposed development site is an infill parcel with surrounded by similar detached single-family residential development. The project will provide much needed housing and is in keeping with the development trends within the area.

The proposed development conforms to the following Sunrise Manor Goals and Policies:

Policy SM-1.1: Neighborhood Revitalization – The proposed development site is an infill parcel with surrounded by similar detached single-family residential development. The project will provide much needed housing and is in keeping with the development trends within the area.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a series of loops and a final flourish.

Chris Thompson, P.E.
Principal

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0337-MOSAIC NINE, LLC:

ZONE CHANGE to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3785 E. Carey Avenue
- Site Acreage: 4.49
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed RS3.3 zoning is compatible with the surrounding area since the abutting and adjacent single-family residential subdivisions to the east and south are also zoned RS3.3.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0101-14 (ET-0053-17)	First extension of time to reclassify the site from R-1 to R-2 zoning for a single-family residential development subject until April 16, 2019 to complete - expired	Approved by BCC	June 2017
ZC-0101-14	Reclassified the site from R-1 to R-2 zoning for a single-family residential development - expired	Approved by BCC	April 2014

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0028-14	Tentative map consisting of 38 single-family residential lots - expired	Approved by BCC	April 2014
VS-0111-14	Vacate and abandon a portion of right-of-way being Carey Avenue - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-1 zoning	Approved by BCC	April 2006
UC-1369-04	Allow accessory structures and increase the number of small agricultural livestock - expired	Approved by PC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential & undeveloped

Related Applications

Application Number	Request
PA-25-700024	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-25-0338	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0336	A vacation and abandonment for portions of right-of-way being Carey Avenue and Camel Street is a companion item on this agenda.
TM-25-500084	A tentative map for 44 single-family residential lots 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 staff cannot support the companion plan amendment (PA-25-700024) for the Compact Neighborhood (CN) land use category, staff can

support the request for RS3.3 zoning since it is still conforming to the existing Mid-Intensity Suburban Neighborhood (MN) land use category on the site. Additionally, the proposed RS3.3 zoning is compatible with the surrounding area as the abutting single-family residential development to the east and the adjacent single-family residential development to the south are both zoned RS3.3. 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. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 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

- 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOSAIC NINE, LLC

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-19-104-003

PROPERTY ADDRESS/ CROSS STREETS: E. Carey Ave & Camel St.

DETAILED SUMMARY PROJECT DESCRIPTION

Please see justification letter

PROPERTY OWNER INFORMATION

NAME: MOSAIC NINE LLC

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas

STATE: NV ZIP CODE: 89147

TELEPHONE: 702-219-7466

CELL

EMAIL: DBrowning@Mosaicred.com

APPLICANT INFORMATION (must match online record)

NAME: MOSAIC NINE LLC - David Browning

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # 201126

TELEPHONE: 702-219-7466

CELL

EMAIL: DBrowning@Mosaicred.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill

ADDRESS: 500 S. Rancho Drive Suite 17

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # 197495

TELEPHONE: 702-453-0800

CELL

EMAIL: agraybill@rcinevada.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) 20-25-0337

ACCEPTED BY [Signature]

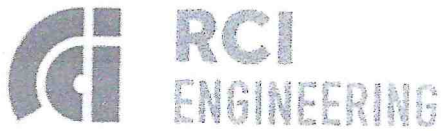
PC MEETING DATE 6/17/25

DATE 4/24/25

SCC MEETING DATE 7/16/25

FEES \$1,700

TAB/CAC LOCATION Sunrise Manor DATE 5/29/25



March 31, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

Planner Copy

RE: Project Description, Parking Analysis, Compelling Justification Letter -
Carey and Camel by Mosaic Nine LLC
Zone Change

On behalf of our client, Mosaic Nine LLC and Balelo 2012 Irrevocable Trust, we have prepared the following project description and letter of compelling justification in support of a Zone Change for the Carey and Camel Single Family Residential Development.

The Project site consists of 4.49 acres located on the southwest corner of Carey Avenue and Camel Street, Assessor's Parcel Number 140-19-104-003. The parcel has been graded and currently has one structure located on the southeast corner of the parcel. The property is bound on the south by existing single-family residential development with a land use of Mid-Intensity Suburban and a zoning of RS3.3. To the east, across Camel Street is existing residential development with a land use of Mid-Intensity Suburban and a zoning of RS3.3. To the north, across Carey Avenue is existing Residential development with a land use of Mid-Intensity Suburban and a zoning of RS5.2. To the west lies 3 developed and 2 undeveloped parcels ranging in size from 0.72 to 1.41 acres with a land use Ranch Estates Neighborhood and a zoning of RS20.

Zone Change

The subject application is for change in zoning from RS5.2, Residential Single Family 5.2 to RS3.3, Residential Single-Family 3.3. This application has companion applications for a Master Plan Amendment change from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN), a Waiver of development standards, Tentative Map, Design Review and Vacation of Public right of way.

The standards for approval of a zone change list several factors which this application conforms to. First is an amendment to the Master Plan which has been included with this application. Second is the proposed zone change shall be compatible with the surrounding area. The requested zoning matches the current zoning for the existing residential developments to the south as east of the subject parcel with similar intensity and density.

Finally it should be noted that the proposed zone change and development will provide much need new housing inventory for this area.

20-25-0337



Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

A handwritten signature in black ink, consisting of several loops and a final flourish.

Chris Thompson, P.E.
Principal

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0336-MOSAIC NINE, LLC:

VACATE AND ABANDON a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv
(For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of portions of 2 rights-of-way along the boundaries of the subject site. Along the north property line, the south 5 feet of Carey Avenue is proposed to be vacated, while along the east property line, the west 5 feet of Camel Street is proposed to be vacated. The applicant indicates the vacation of these portions of right-of-way are needed for the development of detached sidewalks and the full development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0111-14	Vacated and abandoned a 5 foot wide portion of Carey Avenue for detached sidewalks - expired	Approved by BCC	April 2014
TM-0028-14	A tentative map for a 38 lot single-family residential development - expired	Approved by BCC	April 2014
ZC-0101-14	Reclassified the site from R-1 to R-2 for a single-family residential development - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-2 for a single-family residential development - Reduced to R-1	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential development

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential development & undeveloped

Related Applications

Application Number	Request
PA-25-700024	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0337	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-25-0338	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500084	A tentative map for 44 single-family residential lots 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 July 16, 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- 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

- 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;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended, to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

CONTACT: MOSAIC NINE, LLC, 9930 W. FLAMINGO ROAD, SUITE 110, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-19-104-003

PROPERTY ADDRESS/ CROSS STREETS: E. Carey Ave & Camel St.

DETAILED SUMMARY PROJECT DESCRIPTION

Please see justification letter

PROPERTY OWNER INFORMATION

NAME: MOSAIC NINE LLC

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas

STATE: NV ZIP CODE: 89147

TELEPHONE: 702-219-7466

CELL

EMAIL: DBrowning@Mosaicred.com

APPLICANT INFORMATION (must match online record)

NAME: MOSAIC NINE LLC - David Browning

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # 201126

TELEPHONE: 702-219-7466

CELL

EMAIL: DBrowning@Mosaicred.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill

ADDRESS: 500 S. Rancho Drive Suite 17

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # 197495

TELEPHONE: 702-453-0800

CELL

EMAIL: agraybill@rcinevada.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) VS-25-0336

ACCEPTED BY [Signature]

PC MEETING DATE 6/17/25

DATE 4/24/25

BCC MEETING DATE 7/16/25

FEES \$1,700

TAB/CAC LOCATION Sunrise Manor DATE 5/29/25



March 31, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

Planner
Copy

RE: Justification Letter -
Carey and Camel by Mosaic Nine LLC
Vacation of Public Right of Way

On behalf of our client, Mosaic Nine LLC and Balelo 2012 Irrevocable Trust, we have prepared the following justification letter in support of a vacation of public right of way in support of the Carey and Camel Single Family Residential Development.

The Project site consists of 4.64 acres located on the southwest corner of Carey Avenue and Camel Street, Assessor's Parcel Number 140-19-104-003. The parcel has been graded and currently has one structure located on the southeast corner of the parcel. The property is bound on the south by existing single-family residential development, to the east, across Camel Street is existing residential development with, to the north, across Carey Avenue is existing Residential development and to the west lies 3 developed and 2 undeveloped parcels. All perimeter public right of ways, Carey Avenue and Camel Street, are existing.

Vacation of Public Right of Way

In accordance with requirements of Title 30 the proposed development will improve the Carey Avenue and Camel Street frontages with detached 5' sidewalks. Based upon this the right or way will need to be vacated to the back of curb alignment. To facilitate public access a public access easement will be granted over the area extending from the back of the curb to the back of the sidewalk

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson', is written over the printed name and title.

Chris Thompson, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0338-MOSAIC NINE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) reduce and eliminate driveway separation. **DESIGN REVIEW** for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the rear 5 foot wide landscape area where a two, 15 foot wide landscape strips on each side of a 5 foot wide detached sidewalk is required per Section 30.04.01D.
2. Increase the height of the retaining walls along the north and west property lines to 4 feet where 3 feet is the maximum per Section 30.04.03C (a 67% increase).
3.
 - a. Reduce the separation between the driveway on Lot 14 and the back of curb radius to 7 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (a 42% reduction).
 - b. Reduce the separation between the driveway on Lot 44 and the back of curb radius to 5 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (a 58% reduction).
 - c. Eliminate the separation between the driveways on Lots 23, 24, 27, 28, and 31 and the back of curb radius where 12 feet is the minimum required per Uniform Standard Drawing 222.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.49
- Project Type: Single-family detached residential development
- Number of Lots: 44
- Density (du/ac): 9.8

- Minimum/Maximum Lot Size (square feet): 3,301 /5,064
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,913 (maximum)

Site Plans

The plans show a proposed 44 lot single-family detached residential development located on the south side of Carey Avenue and the west side of Camel Street. The overall site is 4.49 acres with a density of 9.8 dwelling units per acre. The lots range in size from 3,301 square feet up to 5,064 square feet. Of the 44 total lots, 13 lots will front and obtain access directly from Camel Street facing east. The remaining 31 lots will be located to the west and south of the 13 lots along Camel Street. These 31 internal lots will be accessed through a series of 33.5 foot to 41-foot-wide private street network that will ultimately access Camel Street in the southeast corner of the site. This opening along Camel Street will access an east-west private street that will start at 41 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the street and taper down to 33.5 feet wide with no sidewalk. The east-west private street will then connect with a north-south private street that will run the length of the subdivision. This private street will be 41 feet wide with a 4 foot wide attached sidewalk on the east side of the street. The north-south private street will also contain 2 stub streets that are 34 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the stubs. The 3 stub streets access a maximum of 4 lots each. Five foot wide detached sidewalks are provided along both Camel Street and Carey Avenue. The cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the north and west property lines.

Landscaping

Street landscaping will be provided along both Carey Avenue and Camel Street. Along Carey Avenue, the street landscaping area will consist of a 5 foot wide landscape strip along the street followed by a 5 foot wide detached sidewalk, followed by another 5 foot wide landscaping strip. With this landscaping area, 10 Shoestring Acacia (*Acacia Stenophylla*) trees are provided every 30 feet primarily in the rear landscape area due to existing utilities, sight zones, and streetlights. Along Camel Street, a 5 foot wide landscaping strip is provided followed by a 5 foot wide detached sidewalk, but the required rear 5 foot wide landscaping strip will not be provided. Within the Camel Street landscape area, only shrubs are being provided, but 15 Shoestring Acacia trees are provided behind the sidewalk, within the front yards of the lots, generally clustered around property lines. The clustered trees will be 10 feet apart with clusters generally 60 feet apart. Overall, a total of 10 large trees are required along the Carey Avenue frontage and 13 trees are required along the Camel Street frontage.

Elevations

The elevations show 3 different models with 5 possible exterior designs for the homes for a total of 15 possible exterior design combinations. Each exterior corresponds with either a Modern, Mediterranean, Prairie, Contemporary, or Craftsman style. All models are 2 story high and will range in height from 24.2 feet to 26.9 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 1,806 square feet up to 1,913 square feet, not including garage, porch, and optional spaces which range in size between 19 square feet and 460 square feet, spread across 2 floors. Each model has 3 to 4 bedrooms with options that include walk-in closets, laundry rooms, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

The surrounding residential developments to the east and south will be similar in size and density to the proposed development and with similar architectural features. The request for increase in retaining wall height is specific to the northern and western edges of the development due to the minimal relief of the site and the increase in retaining wall height is necessary for the site to drain properly. The elimination of the rear landscape strip is needed to preserve buildable areas on the site and trees in the proper number and coverage are still being provided along Camel Street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0111-14	Vacated and abandoned a 5 foot wide portion of Carey Avenue for detached sidewalks - expired	Approved by BCC	April 2014
TM-0028-14	A tentative map for a 38 lot single-family residential development - expired	Approved by BCC	April 2014
ZC-0101-14	Reclassified the site from R-1 to R-2 for a single-family residential development - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-2 for a single-family residential development - reduced to R-1	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential development & undeveloped

Related Applications

Application Number	Request
PA-25-700024	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0337	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
VS-25-0336	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-25-500084	A tentative map for 44 single-family residential lots 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.

Waiver of Development Standards #1

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. The fronting of homes along Camel Street is a design choice and does present certain constraints, but these constraints do not prohibit the placement of a landscaping area on the backside of the sidewalk along the street. Staff can appreciate the applicant has still provided trees along the backside of the Camel Street sidewalk in the front yards of the lots in a sufficient quantity. This design helps to maintain the ability to provide trees while enhancing the streetscape and curb appeal of the homes along Camel Street. With that said, the clustering of the trees will reduce shade coverage and the lack of a strip or landscape easement behind the sidewalk where these trees are proposed to be planted does not guarantee the preservation of the trees for street shading. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. With

that said, while staff can appreciate the increase in retaining wall height is the result of these drainage considerations, there are alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver. 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.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The plans also have the option for different ways of accessing the house with the front-loaded homes having various covering styles. The proposed homes use materials and colors typical of the southwestern United States. The site is well parked with 4 parking spaces provided for each lot along with on-street parking. With that said, staff is concerned the lack of a rear landscaping strip along Camel Street, as well as the increase in retaining wall height, is not thoroughly justified. Additionally, the denial of the associated plan amendment would result in the proposed subdivision being over the allowable density for the Mid-Intensity Suburban Neighborhood planned land use designation of 8 dwelling unit per acre. Staff finds the proposed subdivision does not support Master Plan Policies 1.3.1 and 1.3.5 and Enterprise Specific Policy EN-1.1, which all support the development of compatible developments which foster the development of neighborhood features that support the livability of the area. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #3a, #3b and #3c:

Staff cannot support this request as it may create conflicts between the entering and exiting of traffic with the reduced distance to the back of curb radius to the residential driveways for Lots 14, 23, 24, 27, 28, 31 and 44 and may pose a safety concern.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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; 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;
- Per Uniform Standard Drawing 222, Lot 44 must meet the minimum 12 feet standard for driveway separation;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

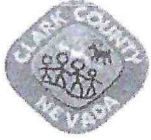
Clark County Water Reclamation District (CCWRD)

- 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 #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

CONTACT: MOSAIC NINE, LLC, 9930 W. FLAMINGO ROAD, SUITE 110, LAS VEGAS,
NV 89147



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-19-104-003

PROPERTY ADDRESS/ CROSS STREETS: E. Carey Ave & Camel St.

DETAILED SUMMARY PROJECT DESCRIPTION

Please see justification letter

PROPERTY OWNER INFORMATION

NAME: MOSAIC NINE LLC

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-219-7466 CELL: _____ EMAIL: DBrowning@Mosaicred.com

APPLICANT INFORMATION (must match online record)

NAME: MOSAIC NINE LLC - David Browning

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # 201126

TELEPHONE: 702-219-7466 CELL: _____ EMAIL: DBrowning@Mosaicred.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill

ADDRESS: 500 S. Rancho Drive Suite 17

CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495

TELEPHONE: 702-453-0800 CELL: _____ EMAIL: agraybill@rcinevada.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:

<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"/> TIM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0338

ACCEPTED BY MCW

PC MEETING DATE 6/17/25

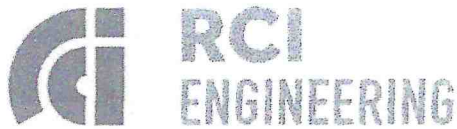
DATE 4/24/25

BCC MEETING DATE 7/16/25

FEES \$1,800

TAB/CAC LOCATION Sunrise Manor

DATE 5/29/25



March 31, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

Planner
Copy

**RE: Project Description, Parking Analysis, Compelling Justification Letter -
Carey and Camel by Mosaic Nine LLC
Tentative Map, Waiver of Standards and Design Review**

On behalf of our client, Mosaic Nine LLC and Balelo 2012 Irrevocable Trust, we have prepared the following project description and letter of compelling justification in support of a Tentative Map, Waiver of Standards and Design Review for the Carey and Camel Single Family Residential Development.

The Project site consists of 4.49 acres located on the southwest corner of Carey Avenue and Camel Street, Assessor's Parcel Number 140-19-104-003. The parcel has been graded and currently has one structure located on the southeast corner of the parcel. The property is bound on the south by existing single-family residential development with a land use of Mid-Intensity Suburban and a zoning of RS3.3. To the east, across Camel Street is existing residential development with a land use of Mid-Intensity Suburban and a zoning of RS3.3. To the north, across Carey Avenue is existing Residential development with a land use of Mid-Intensity Suburban and a zoning of RS5.2. To the west lies 3 developed and 2 undeveloped parcels ranging in size from 0.72 to 1.41 acres with a land use Ranch Estates Neighborhood and a zoning of RS20.

Design Review

The proposed development will consist of 44 single family residential lots on 4.49 acres with a density of 9.80 along with RS3.3 (Residential Single-Family 3.3) zoning to accommodate lots which will range in size between 3,301 square feet and 5,064 square feet, with an average size of 3,493 square feet.

As part of this design review the applicant is requesting relief from the requirement for increased architectural features on all facades as required per Title 30 Section 30.04.05. The architecture for this project was developed prior to the changes in Title 30 and was complying with the old Title 30 requirements which were in place at the time of the original application submittal in 2023.

Parking Analysis

Per Clark County Title 30 Table 30.04.04, 97 parking spaces are required for the proposed 44 lot residential development. The single-family homes will have two car garages that are a minimum of 20 feet deep, with 20-foot deep driveways. This will result in 176 spaces being provided (not including street parking) which meets Title 30 requirements.

Waiver of Development Standards

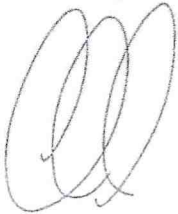
Per Title 30 section 30.04.06.F a request to increase grade by more than 3 feet within 5 feet of a shared property line. With this application the applicant is requesting an approval to raise grade by up to 4.0 feet in order to raise the site sufficiently to provide overland drainage for storm flows the has very little relief and the raise in grade will create sufficient fall for drainage.

A second waiver will be required to allow a 4.0-foot maximum retaining wall with a six foot (6') maximum screen wall for a total exposed wall height of 10.0 feet. Per section is 30.04.03 of Title 30 the maximum retaining wall allowed by application of Title is 3 feet. This request is specific to the northern and western edges of the development. The subject site has minimal relief from north to south and the increased retaining is necessary for the site to drain.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering



Chris Thompson, P.E.
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500084-MOSAIC NINE, LLC:

TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 Zone within the Airport Environs (AE-65) Overlay.

Generally located on the south side of Carey Avenue and the west side of Camel Street within Sunrise Manor. WM/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.49
- Project Type: Single-family detached residential development
- Number of Lots: 44
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 3,301/5,064

The plans show a proposed 44 lot single-family detached residential development located on the south side of Carey Avenue and the west side of Camel Street. The overall site is 4.49 acres with a density of 9.8 dwelling units per acre. The lots range in size from 3,301 square feet up to 5,064 square feet. Of the 44 total lots, 13 lots will front and obtain access directly from Camel Street facing east. The remaining 31 lots will be located to the west and south of the 13 lots along Camel Street. These 31 internal lots will be accessed through a series of 33.5 foot to 41 foot wide private street network that will ultimately access Camel Street in the southeast corner of the site. This opening along Camel Street will access an east-west private street that will start at 41 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the street and taper down to 33.5 feet wide with no sidewalk. The east-west private street will then connect with a north-south private street that will run the length of the subdivision. This private street will be 41 feet wide with a 4 foot wide attached sidewalk on the east side of the street. The north-south private street will also contain 2 stub streets that are 34 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the stubs. The 3 stub streets access a maximum of 4 lots each. Five foot wide detached sidewalks are provided along both Camel Street and Carey Avenue. The cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the north and west property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0111-14	Vacated and abandoned a 5 foot wide portion of Carey Avenue for detached sidewalks - expired	Approved by BCC	April 2014
TM-0028-14	A tentative map for a 38 lot single-family residential development - expired	Approved by BCC	April 2014
ZC-0101-14	Reclassified the site from R-1 to R-2 for a single-family residential development - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-2 for a single-family residential development - Reduced to R-1	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential development & undeveloped

Related Applications

Application Number	Request
PA-25-700024	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0337	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-25-0338	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0336	A vacation and abandonment of portions of rights-of-way 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**

The lots are only accessible from internal private streets or external local streets. There are no double frontage lots, as common lots or other lots are used to separate lots from secondary frontages. The lot sizes of the subdivision are compliant with the underlying zoning. Staff, however, finds the denial of the associated plan amendment would result in the proposed

subdivision being over the allowable density for the Mid-Intensity Suburban Neighborhood planned land use designation of 8 dwelling unit per acre. Additionally, staff's recommendation for denial of the accompanying design review could result in design changes that will affect the layout of the tentative map. As a result, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 16, 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:

- 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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shown as Green Carib Court and Clendinin Court are considered bubble streets less than 100 feet in length shall assume the name and numbering of the street which it adjoins;
- Street shown as Bay Frost Street shall have the suffix of Court.

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;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0334-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEEGRAYBILL

CONTACT: MOSAIC NINE, LLC, 9930 W. FLAMINGO ROAD, SUITE 110, LAS VEGAS,
NV 89147



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-19-104-003

PROPERTY ADDRESS/ CROSS STREETS: E. Carey Ave & Camel St.

DETAILED SUMMARY PROJECT DESCRIPTION

Please see justification letter

PROPERTY OWNER INFORMATION

NAME: MOSAIC NINE LLC

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89147

TELEPHONE: 702-219-7466 CELL: _____ EMAIL: DBrowning@Mosaicred.com

APPLICANT INFORMATION (must match online record)

NAME: MOSAIC NINE LLC - David Browning

ADDRESS: 9930 W Flamingo Rd, Suite 110

CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # 201126

TELEPHONE: 702-219-7466 CELL: _____ EMAIL: DBrowning@Mosaicred.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill

ADDRESS: 500 S. Rancho Drive Suite 17

CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495

TELEPHONE: 702-453-0800 CELL: _____ EMAIL: agraybill@rcinevada.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

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ET

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PUDD

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SN

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SDR

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WC

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OTHER _____

APPLICATION # (s) TM-25-500084

ACCEPTED BY NW

PC MEETING DATE 6/17/25

DATE 4/24/25

BCC MEETING DATE 7/16/25

FEES \$750

TAB/CAC LOCATION Sunrise Manor

DATE 5/29/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-01-602-002

PROPERTY ADDRESS/ CROSS STREETS: 3131 Olive Street, Las Vegas, NV 89104 (Olive St x Mojave)

DETAILED SUMMARY PROJECT DESCRIPTION

Applying for a special use permit for outdoor storage and seeking a waiver for parking lot landscaping (30.04.01 Landscaping D Landscaping Standards) and a waiver for 15-foot landscape buffer and 8-foot wall (30.04.02 Buffering and Screening).

PROPERTY OWNER INFORMATION

NAME: Nevada Property West, LLC

ADDRESS: 3131 Olive St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: 702-457-4970

CELL 702-303-9047

EMAIL: kadrian@powerplus.com

APPLICANT INFORMATION

NAME: S R Bray, LLC DBA Power Plus

ADDRESS: 5500 E La Palma Ave

CITY: Anaheim

STATE: CA

ZIP CODE: 92807

REF CONTACT ID # _____

TELEPHONE: 714-765-7551

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle, Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE: _____

CELL 702-499-6469

EMAIL: stewplan@gmail.com

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

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

[Signature]
Property Owner (Signature)

Steve Bray
Property Owner (Print)

6-26-2024
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 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) UC-25-0322

PC MEETING DATE 6/17/25

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

DATE 5/29/25

ACCEPTED BY PG

DATE

4/23/25

\$1,800

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

April 18, 2025

Mr. Romeo Gumarang, Principal Planner
500 Grand Central Parkway
Las Vegas, NV 89155

RE: APR 24-100581/APN: 162-01-602-002

Dear Mr. Gumarang:

Please accept this letter as our request for a use permit for outdoor storage at 3131 Olive Street. The property is located on the south side of Olive Street, 220 feet east of Mojave Road. The property is designated Business Employment (BE) by the master plan and is zoned Industrial Light (IL). The site is occupied by Power Plus. Power Plus has been designing and installing industrial temporary power systems for the construction industry. They provide reliable temporary power solutions for construction projects, ensuring sites remains operational without interruption.

Power Plus has conducted business at this location for twenty-seven years and outdoor storage has been a part of the business for the entire time. When they renewed their business license, it was determined there never was an approval for outdoor storage at this site. There is a post office immediately west of the site, and a mobile home park to the east. Since there are existing residential zones adjacent to the site, residential adjacency standards apply. The company requires outdoor storage space to accommodate the equipment necessary for business operations.

4/23/25
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UC-25-0322

The equipment needed to store outdoor includes temporary power poles and various electrical equipment e.g., wire, transformers panels, and generators, which are essential to serve the company clientele by providing electrical services. These items are crucial for the efficient functioning of business and used in daily operations.

The existing outdoor storage is organized, well maintained, and not to be stored above the level of the existing walls. It will be stored in a manner to minimize any visual impact on neighboring properties. Normal business hours are from 6 a.m. to 4 p.m., Monday through Friday. The business is not open to the public, nor do they serve customers on-site, however, the gates will remain open during business hours. Additionally, the yard is equipped with LED lighting, designed to minimize any intrusiveness to the adjacent residential. The block wall on the street is 8' tall with 1'6" security wire. The west wall is 7'6" with security wire, up to 9', with a portion of the fence as 8'10" chain link fence. The east wall is 6'10" with security wire, making 8'6". The site has two dumpsters located over 50 feet from the residential property to the west and east, however, it does not meet the current code for screening. There are two metal sheds on-site, that are 9 feet in height, 658 square feet and 448 square feet, for storage. They match the existing building which is metal with stone veneer around the main entrance. During the 27 years of occupancy, there has been no impact on the residential area.

Applications

Use Permit- Request for use permit for outdoor storage. Power Plus has conducted business at this location for twenty-seven years and outdoor storage has been a part of the business for the entire time. A use permit is required because the minimum conditional use requirements cannot be met.

Waiver of Development Standards - Residential Adjacency for outdoor storage per 30.04.06E. This is an existing building; nothing is changing on the site or the use. We are requesting to maintain the site as it is. We have a letter from the adjacent residential to the east indicating no issue with our property. The residential property to the west is a post office.

Waiver of Development Standards -Request to waive 30.04.03B to allow an existing

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**PLANNER
COPY**
UC-25-0322

wall to remain adjacent to residential, where an 8'-high screened fence or wall is required. The block wall on the street is 8' tall with 1'6" security wire. The west wall is 7'6" with security wire, up to 9' (total), with a portion of the fence as 8'10" chain link fence. West of the site is zoned residential, but a post office is built there, therefore the use is not residential. The east wall is 6'10" with security wire, making 8'6" (total height). The adjacent mobile home park has sent a letter stating they have no issue with Power Plus.

Waiver of Development Standards- Eliminate parking lot landscaping where landscaping is required per Section 30.04.01D-This is an existing building; nothing is changing on the site or the use. We acknowledge that there is a fee in lieu of the trees.

Waiver of Development Standards -Eliminate a buffer/ landscape strip to 0 feet where 15 feet is required per Section 30.04.03C (a 100% reduction). This is an existing building; nothing is changing on the site or the use. Allow the outside storage not screened by the required 8 foot to 10-foot wall on the east and west sides of the parcel per 30.04.02C. We are requesting to maintain the site as it is. The block wall on the street is 8' tall with 1'6" security wire. The west wall is 7'6" with security wire, up to 9', with a portion of the fence as 8'10" chain link fence. The east wall is 6'10" with security wire, making 8'6". This is an existing site and they are requesting to keep it the way it has been for years. We have a letter from the adjacent residential (mobile home park to the east) indicating no issue with our property.

Waiver of Development Standards--To allow light standards to be located a minimum of 30 feet from a single-family district (east and west property lines) where 100 feet are required per Section 30.04.06 J1. The property has been occupied for the last 27 years with no impact on the adjacent properties. To the west is a post office that is zoned residential but developed nonresidential.

Waiver of Development Standards-Request to allow a trash enclosure to at zero feet where 50 feet are required adjacent to a residential zone, per Section 30.04.06K. While the property to the west is zoned residential, a post office is built in the residential zone, therefore the trash enclosure will have no impact on the adjacent west property.

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UC-25-0322

Waiver of Development Standards – Waiver to allow the parking to be within 30 feet of a residential district (occupied by the post office) while not screened by a primary building or buffering and screening standards per 30.04.06(L)(2). The site is developed nonresidential.

Waiver of Development Standards-Request to waive the requirement for driveways to meet Standard Drawing 222.1 and allow the existing driveways to remain as is, with no radii. This is an existing site, and we are requesting the site to remain as is, with the exception of paving the outside storage area.

Design Review- for Outdoor Storage and Display.

Design Review-Request to provide zero sustainability points for the site/building where seven are required for non-residential buildings. They are not making any changes to the building plus the building was built in 1980, so it would be difficult to upgrade the building to meet the new code for sustainability points.

Design Review -Request for no trash enclosures, per 30.04.05 (D). This request is to allow the dumpsters to remain without the enclosure. They are located behind the walls (interior to the site, behind the front and west side walls that screen the site from the street and adjacent parcel). There are no customers that come to the site, so there shouldn't be any impact to the aesthetics of the site.

This building/site has been in this condition for over 40 years and occupied by this tenant for 27 years. They have always had outside storage and would like it to remain. They will pave the outside storage to meet the EPA standards but want the business to continue as-is. We respectfully request approval of this request.

Our request is to allow the existing outdoor storage to remain as it has for the last 27 years. We respectfully request approval of this request.

4/23/25
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Thank you for your attention to this matter.

Yours truly,

Lucy Stewart

Lucy Stewart

4/23/25
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06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0312-9 OF A KIND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sloan Lane and Tree Line Drive, and between Vegas Valley Drive and Sahara Avenue; a portion of a right-of-way being Sloan Lane located between Vegas Valley Drive and Sahara Avenue; and a portion of right-of-way being Vegas Valley Drive located between Sloan Lane and Tree Line Drive within Sunrise Manor (description on file). TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

161-10-202-001

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting to vacate 5 feet of Vegas Valley Drive and 5 feet of Sloan Lane to accommodate detached sidewalks. The applicant is also requesting to vacate a driveway easement within the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Zone change, use permits, waivers of development standards, and design reviews for a planned unit development (PUD) - expired	Approved by BCC	October 2020
UC-0960-08	Use permit, waivers of development standards, and a design review for public utility structures - expired	Approved by PC	November 2008
ZC-1649-98	Zone change, use permit, and waiver for golf course	Approved by BCC	December 1998
ZC-0096-98	Zone change to reclassify 4.3 acres from R-E to C-2 zoning for a clubhouse in conjunction with a golf course	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20	Las Vegas Wash Flood Control Channel & single-family residence
South	Public Use	RS3.3 & PF	Single-family attached residence & City of Las Vegas Water Pollution Control Facility
East	Business Employment & Public Use	IP & RS20	Nevada Power Substaion
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residence

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 easement that is not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;

- 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: TOUCHSTONE INDEPENDENCE, LLC

CONTACT: KRISTIN ESPOSITO, LAS VEGAS, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

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

PROPERTY ADDRESS/ CROSS STREETS: Vegas Valley and Sloan

DETAILED SUMMARY PROJECT DESCRIPTION

The proposed vacation is to vacate 5' of the north Vegas Valley Drive right-of-way and 5' of the east 45' Sloan Lane right-of-way. This is being vacated to place the right-of-way at the back of curb and a 5' offset sidewalk will be added. This application is also vacating a portion of a driveway easement.

PROPERTY OWNER INFORMATION

NAME: 9 OF A KIND, LLC

ADDRESS: 1700 S Pavilion Center, Suite 950

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL: _____ EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)

NAME: Dustin Manning

ADDRESS: 1700 S Pavilion Center, Suite 950

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: _____ CELL: _____ EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kristin Esposito

ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas

STATE: NV

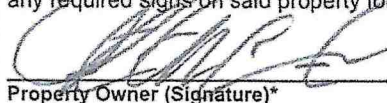
ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 702-804-2163 CELL: _____ EMAIL: kesposito@gcwengineering.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)*

Tom McCormick
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-25-0312

PC MEETING DATE 6/17/25

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY Tyler (tpd)

DATE 4/16/25

FEES \$1,200.00

DATE 5/29/25

798-009

March 14, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: Request for Vacation | Vegas Valley and Sloan | APN: 161-10-202-001

On behalf of our client, Touchstone Living Inc., GCW, Inc. (GCW) is respectfully applying for the above vacation.

GCW proposes to vacate 5' of the north 45' Vegas Valley Drive right-of-way and 5' of the east 45' Sloan Lane right-of-way. This is being vacated to place the right-of-way at the back of curb and a 5' offset sidewalk will be added. This application is also vacating a portion of a driveway easement.

We appreciate your considerations related to the above-mentioned request. Should you have any questions, please contact the undersigned at 702-804-2104.

Cordially,



Scott Marshall, PE
Project Manager

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0318-RIVERA RUBEN & SHAWN-MELANI LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for an existing accessory structure (shed) in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Halvern Avenue, 550 feet west of Linn Lane within Sunrise Manor. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-28-622-012

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the interior side setback for an accessory structure (shed) to 3 feet where 5 feet is required per Section 30.02.07 (a 40% reduction).
 - b. Reduce the rear setback for an accessory structure (shed) to 3 feet where 5 feet is required per Section 30.02.07 (a 40% reduction).
2. Eliminate the building separation between an existing accessory structure (shed) and the existing house where 6 feet is required per Section 30.02.07.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5611 Halvern Avenue
- Site Acreage: 0.09
- Project Type: Accessory structure (shed)
- Building Height (feet): 11 feet (shed)
- Square Feet: 96 (shed)

Site Plan

The plan depicts an existing single-family residence with access provided via Halvern Avenue. A shed is located on the south side of the property (rear), adjacent to Washington Avenue. The shed is set back 3 feet from the south (rear) property line and 3 feet from the east (interior side) property line (interior side). The existing shed is directly south of the existing patio cover which is attached to the rear of the house, and there is no building separation between the 2 structures.

Landscaping

There is no landscaping proposed with this request.

Elevations & Floor Plans

The plan depicts an existing shed that is 11 feet in height, 12 feet long, and 8 feet wide, with a total area of 96 square feet. The shed has a pitched roof that is brown in color with light brown exterior siding on all four sides. The plans provided indicate there is a door and a window on the west elevation of the shed. The shed has an open floor plan and is used for storage purposes.

Applicant's Justification

The applicant states the request for reduced setbacks and separation is justified because of the size of the subject property, existing precedents, minimal impacts to neighbors, value enhancements, and alignment with county goals. The subject parcel has very little space for the placement of a storage shed, leaving the applicant with few options regarding the shed's placement. There are several properties within the surrounding area that have constructed sheds within the required setbacks. There are no easements or infrastructure within this subject area that would be impacted by the request. An increase in storage space would allow the property to be utilized more efficiently and increase the value of the home. Lastly, the request aligns with Clark County's Master Plan by meeting a goal of community development, accommodating residents' unique needs, and maintaining harmony.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0331-98	Vacated and abandoned right-of-way being a portion of Jarbridge Road	Approved by BCC	April 1998
TM-500034-98	Tentative map for a 59 lot single-family residential subdivision	Approved by PC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Public Use	PF	Eldorado High School

Clark County Public Response Office (CCPRO)

There is an active violation (CE24-33974) at the subject parcel for a shed that was constructed without permits.

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.

Staff finds the shed is visible from Washington Avenue, which may visually impact pedestrians travelling along the street. Additionally, the requested separation and setback reductions for the shed are self-imposed hardships that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Separation distances between structures are essential to ensure safety and mitigate visual clutter. Staff does not typically support request to reduce setbacks or building separation. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

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: RIVERA RUBEN & SHAWN-MELANI LIVING TRUST

CONTACT: SHAWN-MELANI RIVERA, 5611 HALVERN AVENUE, LAS VEGAS, NV 89110



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-28-622-012

PROPERTY ADDRESS/ CROSS STREETS: 5611 Halvern Ave, Las Vegas, NV 89110 / Washington & Linn

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver request to allow a rear and side Setback of 3 feet for a shed where 5 feet is required.

PROPERTY OWNER INFORMATION

NAME: The Ruben and Shawn-Melani Rivera Living Trust
ADDRESS: 5611 Halvern Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: 702-927-4422 CELL 702-366-4597 EMAIL: RandsCompleteinvestments@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: The Ruben and Shawn-Melani Rivera Living Trust
ADDRESS: 5611 Halvern Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID #
TELEPHONE: 702-927-4422 CELL 702-366-4597 EMAIL: RandsCompleteinvestments@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: The Ruben and Shawn-Melani Rivera Living Trust
ADDRESS: 5611 Halvern Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID #
TELEPHONE: 702-927-4422 CELL 702-366-4597 EMAIL: RandsCompleteinvestments@gmail.com

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

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

Shawn-Melani Rivera
Property Owner (Print)

02-03-2025
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 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 type="checkbox"/> DR	<input type="checkbox"/> PUB	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER

APPLICATION # (C) WS-25-0316

PLANNING DATE 6/17/25

RECEIVING DATE

TAU/CAC LOCATION Sunrise Manor

ACCEPTED BY Tyler (tpd)

DATE 4/22/25

FEE \$ 800.00

DATE 5/29/25

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

February 3, 2025

Subject: Justification Letter for Setback Waiver Request for Address 5611 Halvern Ave, Las Vegas, NV 89110 (Parcel 140-28-622-012)

Dear Clark County Comprehensive Planning Department,

I am writing to formally request a waiver to allow a rear and side setback of 3 feet for a shed where 5 feet is required per Section 30.02.07 for my property located at 5611 Halvern Ave, Las Vegas, NV 89110 (Parcel 140-28-622-012). The unique characteristics of my lot, combined with the prevailing conditions in the neighborhood, present a compelling case for granting this waiver. I appreciate your time and consideration in reviewing the following justifications for my request:

1. Small Lot Size Constraints

The dimensions of my lot are considerably smaller than many standard parcels in the area, which creates significant challenges in adhering to the current setback requirements. The limited size restricts my ability to optimize the use of my property for necessary structures and improvements. Allowing a rear and side setback of 3 feet instead of 5 feet would enable me to make practical use of the available space without negatively impacting surrounding properties or the neighborhood's character.

2. Precedent Within the Neighborhood

A review of neighboring properties reveals that several homeowners within close proximity of my address have similar lot sizes and have placed sheds or accessory structures at comparable or closer distances to their property lines. This suggests that the requested reduction is consistent with the established use patterns and would not deviate from the neighborhood's aesthetic or functional norms. I have provided examples and photographs to support this point.

3. Minimal Impact on Adjacent Properties

The proposed reduction in the setback will have no adverse effect on neighboring properties. The structure in question will not obstruct sightlines, light, or ventilation for adjacent homes. Additionally, there are no utility easements or infrastructure that would be impacted by the adjustment. I am committed to ensuring that any modifications adhere to safety and aesthetic standards that align with community expectations.

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WS-25-0318
SL

4. Enhancing Property Utility and Value

Granting this waiver will allow me to improve the functionality of my property by providing adequate space for essential storage and enhancing its overall usability. These improvements not only benefit my household but also contribute to the overall value and appeal of the neighborhood by ensuring properties are well-maintained and efficiently utilized.

5. Alignment with County Goals

This request aligns with Clark County's goals of fostering community development and accommodating the unique needs of residents while maintaining harmony within neighborhoods. By granting this waiver, the County can demonstrate its commitment to supporting property owners in optimizing their living spaces while adhering to reasonable standards.

In conclusion, I respectfully request that you grant this waiver based on the small size of my lot, the existing precedent in the neighborhood, the minimal impact on adjacent properties, and the broader benefits to property utility and value. I am happy to provide additional documentation or meet with your team to discuss this matter further. Thank you for your attention and understanding. I look forward to a favorable decision and am available at your earliest convenience to answer any questions or provide additional information.

Sincerely,

Ruben & Shawn-Melani Rivera
(702) 366-4597

5611 Halvern Ave
Las Vegas, NV 89110

WS-25-0318

JL

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0254-GONZALEZ, MARCELINO:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) allow a wall within the front setback; 3) alternative driveway geometrics; and 4) waive full off-site improvements.

DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-07-110-008 through 161-07-110-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscape islands and trees where a landscape island shall be provided at every 6 spaces and at the end of each row per Section 30.04.01D.
2. Allow a 6 foot wall within the front setback where a 3 foot wall is permitted per Section 30.04.03B (a 100% increase).
3.
 - a. Reduce the proposed driveway departure distance to 150 feet along McLaurine Avenue where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 21% reduction).
 - b. Reduce the driveway throat depth to 35 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 53% reduction).
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Glen Avenue where off-site improvements are required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along McLaurine Avenue where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2507 McLaurine Avenue & 2547 McLaurine Avenue

- Site Acreage: 1.39
- Project Type: Parking lot with outdoor storage and display
- Number of Stories: N/A
- Building Height (feet): N/A
- Square Feet: N/A
- Parking Provided: 86
- Sustainability Required/Provided: 7/0

Site Plans & Requests

The plans depict a proposed parking lot with an overall area of 32,990 square feet on the northern two-thirds of the subject site. The southern portion of the site will be utilized for outdoor storage and display with an overall area of 10,684 square feet. The site is located on the south side of Glen Avenue and west side of McLaurine Avenue. Per Title 30 a parking lot is a permitted use in the IP zoning district. The applicant is requesting a use permit to allow outdoor storage and display in the IP district that is not accessory to an indoor primary use. In addition, the applicant is requesting a use permit to reduce the required screen wall height to 6 feet where 8 feet is required per Code.

The site is currently used for outdoor storage and display. Per the applicant, this will be a private parking lot with outdoor storage and display and is not open to the public. The proposed use will be storage for equipment and vehicles. The applicant is also not providing a trash enclosure for the site. No employees will be present or assigned to the site. The applicant will be paving the 3 lots associated with this use for vehicles to travel upon approved surfaces. A total of 86 parking spaces are provided. There is an existing corrugated metal fence along McLaurine Avenue and Glenn Avenue and will be replaced by a new 6 foot high block wall. Access is from McLaurine Avenue and will have a sliding gate that is set back 18 feet from the front property line adjacent to McLaurine Avenue. In addition, the applicant is requesting to allow a 6 foot wall within the front setback where a 3 foot wall is permitted. Lastly, the applicant is requesting to allow modified driveway geometrics and waive full off-site improvements along Glen Avenue and McLaurine Avenue.

Landscaping

Although the applicant is requesting to waive full off-site improvements, the applicant is proposing a 6 foot wide landscape strip for street landscaping along Glen Avenue and McLaurine Avenue. The plans depict large trees from the Southern Nevada Water Authority Regional Plant list. The trees are spaced every 30 feet on center with shrubs. Furthermore, the plans show that the applicant will not install landscape islands within the proposed parking lot thus requiring a waiver of development standards.

Applicant's Justification

The applicant states that the use of this property for outside storage will be private and no public use or have any employees at the site. The application request is to allow for the use and bring the property more into compliance with Air Quality and screening measures. The existing corrugated metal fence will be replaced with a new 6 foot high block wall to better screen the outside storage from the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0364-17	Reclassified 5.3 acres from R-E and H-2 zoning to M-D zoning	Approved by BCC	July 2017
ZC-0985-06	Reclassified 0.9 acres from R-E to M-D zoning for an office warehouse building, waiver of development standards to reduce setback and landscape and screening requirements, and design review for an office/warehouse building - expired	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential development
South	Business Employment	IL	Outdoor storage & display
East	Business Employment	IL	Place of worship, retail, outdoor storage & display, & undeveloped
West	Business Employment	IL & IP	Outdoor storage, single-family residence, & vehicle paint/body 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**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 applications to allow outdoor storage as a primary use is to ensure the proposed use is properly sited and the activities on-site will not be a burden or cause any safety hazards, particularly to neighboring residential properties. Staff recognizes the area is primarily industrial. However, the proposed parking lot and outdoor storage and display will not have the required 8 foot screening from the right-of-way. Furthermore, there is an IP zoned parcel to the west, this parcel contains an existing single-family residence. North of the site also includes an existing multi-family residential development to the north. Staff finds that the applicant has the opportunity to properly screen the site, and since staff does not support the waivers of development standards, staff also cannot support the 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

Staff cannot support the elimination of parking lot landscaping and landscape islands every 6 spaces. The proposed outside storage will have 86 spaces for parking. The absence of parking lot landscaping potentially increases higher surface level temperatures that affect the heat vulnerability index. The requested waiver is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development.

Waiver of Development Standards #2

Currently, there is an existing 6 foot high corrugated metal fence with security around the property and a sliding gate. Corrugated metal is not allowed as a material for fences. The applicant is requesting to replace this wall with a new 6-foot-high CMU block wall along McLaurine Avenue and Glen Avenue. The wall will be installed behind the proposed 6 foot wide landscape strip; however, this wall does not meet the front setback requirements per Title 30 since the wall will be 6 feet high. The applicant can relocate the proposed wall to meet the front setback in order to meet Code. This request is a self-imposed hardship and 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 is concerned about the lack of site improvements, including parking lot landscaping, and off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Glenn Avenue and McLaurine Avenue. Staff cannot support the design review as staff is not supporting the use permit and the waivers of development standards for both Planning and Public Works regulations.

Public Works - Development Review

Waiver of Development Standards #3a

Staff cannot support the reduction of the departure distance along McLaurine Avenue since this is a self-imposed hardship that could be addressed with a site redesign. Staff has concerns with the residential traffic to the north being in conflict with movements from the commercial driveway on McLaurine Avenue.

Waiver of Development Standards #3b

A site redesign would allow for the commercial driveways to meet the minimum throat depth standards; therefore, staff cannot support these self-imposed hardships.

Waiver of Development Standards #4a & #4b

Staff cannot support this request to not install full off-site improvements on McLaurine Avenue and Glen Avenue when there are existing full off-site improvements in the surrounding areas. 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.

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:

- Expunge the design review for ZC-0985-06;
- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; 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);
- Remove all parking in the right-of-way on Glen Avenue.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARCELINO GONZALEZ

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0322-NEVADA PROPERTY WEST, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-01-602-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate buffering and screening along the west property line where a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.02C.
- b. Eliminate buffering and screening along the east property line where a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.02C.
2. a. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
- b. Allow higher activity areas (parking and circulation) of development adjacent to a residential district where not permissible per Section 30.04.06G.
- c. Allow the on-site lighting of 30 feet where a maximum of 18 feet high is required per Section 30.04.06J.
- d. Allow the location trash of and recycling receptacles within 50 feet of a residential district per Section 30.04.06K.
- e. Allow parking area which is not screened within 30 feet of a residential district per Section 30.04.06L.
3. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3131 Olive Street
- Site Acreage: 1.84
- Project Type: Outdoor storage and display
- Building Height (feet): 20
- Square Feet: 7,200
- Parking Required/Provided: 15/15
- Sustainability Required/Provided: 7/0

History & Request

The subject site was approved via AC-0143-78 by the Planning Commission in December 1978, for a pest control building. The plan depicted the existing building located at the south portion of the site. The site does not have the required trash enclosure per Title 30 standards; however, dumpsters are located on each side of the drive aisle along the west side of the property.

The plans depict the existing building along the south property line, 2 existing sheds at the southeast corner, and a shade structure at the northwest corner of the site. The outdoor storage areas are located on the northern portion of the site, along the east property line adjacent to a residential use, and west, south, and east of the existing building.

The subject site is surrounded by residential zoning districts to the north, east, and west. A special use permit for outdoor storage is a part of this application since the use does not meet the setback and screening requirements. The block wall along the east property line has a height of less than 8 feet high. The wall along the west property line comprises of both a block wall and chain-link fence which measures 8 feet high and the barbed wire on top brings the overall height to 9 feet. Along the north property line, an existing security wall with an overall height of 8 feet and the barbed wired on top brings the overall height to 9 feet, 6 inches. Furthermore, the 60 foot, 9 inch north segment of the wall/fencing along the west property line consists of block wall and the remaining wall is chain-link.

Waivers of the development standards have been requested to modify the residential adjacency standards by the applicant for the following:

- To allow the proposed outdoor storage as primary or accessory use where it is not permissible.
- To allow higher activity areas (parking and circulation) within residential districts along the east property line where the property is zoned RS5.2.
- To allow on-site lighting with a maximum height of 30 feet within 100 feet of any single-family residential zoning district. The subject lighting is located at the central part of the site, within the south side of the outdoor storage area which is on the north side of the property.
- To allow the location of the trash receptacles to be within 50 feet of a residential district. The location of the trash receptacles is located along the west property line at the center of the property.

- To allow parking spaces to be located within 30 feet of a residential district along the west property line.

Landscaping

The site was required to provide the existing landscape strip located between the back of the sidewalk and the front wall along Olive Street. The street landscaping was previously approved AC-0143-78, with plants only between the sidewalk and the front wall. The landscape was approved to provide shrubs to be planted within the strip with no trees. The applicant previously added small trees along Olive Street, along with a building permit for the existing front wall.

The applicant will not provide the required buffering and screening along the west and east property lines. A waiver has been requested to eliminate the landscape buffering and screening requirements along the west and east property lines. In addition, the applicant is requesting to keep the existing block wall height of 6 feet along the east property line and existing chain-link fence along the west property line.

Elevations

A photograph provided shows the building with stone veneer on the northwest corner and remaining side is made of metal siding colored in white and blue on the upper portion. The south, west, and east are colored white with metal siding. The south elevation contains secondary existing doors with existing mechanical equipment towards the top end of the building. The north elevation of the building shows 3 roll-up doors orienting towards the north property line.

Floor Plan

The plan depicts offices, conference room, kitchen, restrooms, data room and warehouses comprising of mechanical and power shops.

Applicant's Justification

The applicant is requesting a use permit for outdoor storage and display use and does not meet the minimum requirement such as screening from residential zoned properties and this was the result of a Clark County Business License application review. Waivers of development standards have been requested to allow the existing condition of the site to remain. The business has been operating at the site for 27 years and outdoor storage has been part of the business. The company requires outdoor storage space to accommodate the equipment necessary for business operations. The outdoor storage is organized, well maintained, and not stored above the level of the existing walls. Materials are stored in a manner to minimize any visual impact on neighboring properties. The site is not open to the public nor serves customers on-site. The gates will remain open during business hours from 6:00 a.m. to 4:00 p.m., Monday through Friday.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-0143-78	Architectural supervision to construct and maintain a 7,200 square foot pest control building	Approved by PC	December 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
South	Business Employment	IP	Warehouse & distribution
East	Business Employment	RS5.2	Manufactured mobile home park
West	Public Use	RS3.3	Post office

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.

Per Title 30, outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02. Furthermore, outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8 foot high screened fence or wall and display shall be screened from the right-of-way. The submitted photos and the site plan shows that the opportunity to properly screen the outdoor storage and display areas are along the east and west property lines. For these reasons, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of the buffering and screening is to reduce impacts of uses and activities on neighboring properties by creating a visual and physical buffer while helping reduce the heat island effect. The requested waivers are inconsistent with Policy 1.4.5 of the Master Plan, which seek to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood.

Staff finds the request to modify the required buffering and screening waivers is a self-imposed hardship; therefore, staff recommends denial.

Waiver of Development Standards #2

The purpose of the residential adjacency requirement is to promote compatible transitions between land use areas of differing intensities and to reduce negative impacts that may occur when higher-intensity development is located near residential zoning districts and manufactured home parks. The requested waivers are inconsistent with Policy 1.4.5 of the Master Plan, which seek to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Staff finds the request to modify the required residential adjacency waivers is a self-imposed burden; therefore, staff recommends denial.

Design Review

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

The site configuration and building remain unchanged since the site was developed. However, due to the proposed outdoor storage and display use the applicant is subject to current Title 30 requirements and the proposed use for the site does not comply with Title 30 requirements; therefore, waivers of development standards have been requested. Due to the totality of the waiver requests, which include the elimination of parking finger islands, elimination of landscaping and screening, and modification of residential adjacency standards. The site design is without the required trash enclosure and lack of sustainability points renders this site as not compatible and harmonious with the surrounding area. Therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #3:

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.

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:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- Provide a commercial driveway per Uniform Standard Drawing 224 or a or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

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: SR BRAY, LLC DBA POWER PLUS

CONTACT: SR BRAY, LLC DBA POWER PLUS, 3131 OLIVE STREET, LAS VEGAS, NV 89104

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0344-VJ NETWORK, LLC:

USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family) Zone.

Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

140-33-619-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 412 N. Christy Lane
- Site Acreage: 0.09
- Project Type: Transitional living for released offenders
- Number of Stories: 2
- Square Feet: 1,325
- Parking Provided: 4

Site Plans

The plans depict an existing 1,325 square foot single-family residence located within an existing single-family residential development at the northeast corner of Stewart Avenue and Christy Lane. Access to the residence is via a driveway on the west side of a stub street adjacent to Christy Lane. The applicant is proposing to use the existing single-family residence for transitional living for released offenders, which requires approval of a special use permit. The transitional living facility will provide community support and services to individuals who are 18 and older. The existing single-family residence features a single driveway in the front yard with rear and back yard.

Landscaping

The photos show existing trees and shrubs in the front, side, and rear yards of the property. There are no proposed changes to landscaping associated with this application.

Elevations

The photos provided show a 2 story single-family residence constructed of frame stucco with a light tan finish. The residence features a concrete tile pitched roof, along with a garage in the front facing north to the cul-de-sac.

Floor Plans

The plans depict a 2 story single-family residence featuring 4 bedrooms, 2 bathrooms, living room, family room, kitchen, and garage.

Applicant's Justification

The applicant states the mission is to create a supportive environment for those individuals who need assistance with counseling and mental health. The goal is to facilitate housing stability and to improve health outcomes for those who are participating. The type of treatments include mental health support, job and life skills training.

Security measures will be provided with a house manager who is present around the clock who will conduct room and house checks throughout the day and overnight. The home will have a security system that records areas within the house and the outside yard areas. Each individual will be subject to a nightly curfew at 9:00 p.m. during the weekdays and 11:00 p.m. on the weekends. None of the individuals who live at this residence will have their own private transportation and any transportation to doctors office or any other appointments will be provided by staff. Per the applicant, 4 to 7 individuals will reside here.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1168-03	Reclassified 3.6 acres from R-E to R-2 zoning for a single-family residential development and waiver of development standards to permit non-standard street improvements	Approved by BCC	September 2003
TM-500318-03	28 single-family residential lots	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Public Use	PF	School

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that this site is suitable for a transitional living facility as it will not have substantial adverse effects on other properties in the neighborhood or the surrounding area. The residential appearance of the property will be maintained and thus not disrupt the character of the neighborhood, and the proposed use will not impose an undue burden on local facilities or services. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: TANIA GUZMAN

CONTACT: CHS BRIDGE HOUSING, 7375 W. PRAIRIE FALCON ROAD, SUITE 160,
LAS VEGAS, NV 89128

DRAFT

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate

Waiver of Development Standards #3b

A site redesign would allow for the commercial driveways to meet the minimum throat depth standards; therefore, staff cannot support these self-imposed hardships.

Waiver of Development Standards #4a & #4b

Staff cannot support this request to not install full off-site improvements on McLaurine Avenue and Glen Avenue when there are existing full off-site improvements in the surrounding areas. 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.

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:

- Expunge the design review for ZC-0985-06;
- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; 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);
- Remove all parking in the right-of-way on Glen Avenue.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARCELINO GONZALEZ

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0322-NEVADA PROPERTY WEST, LLC:

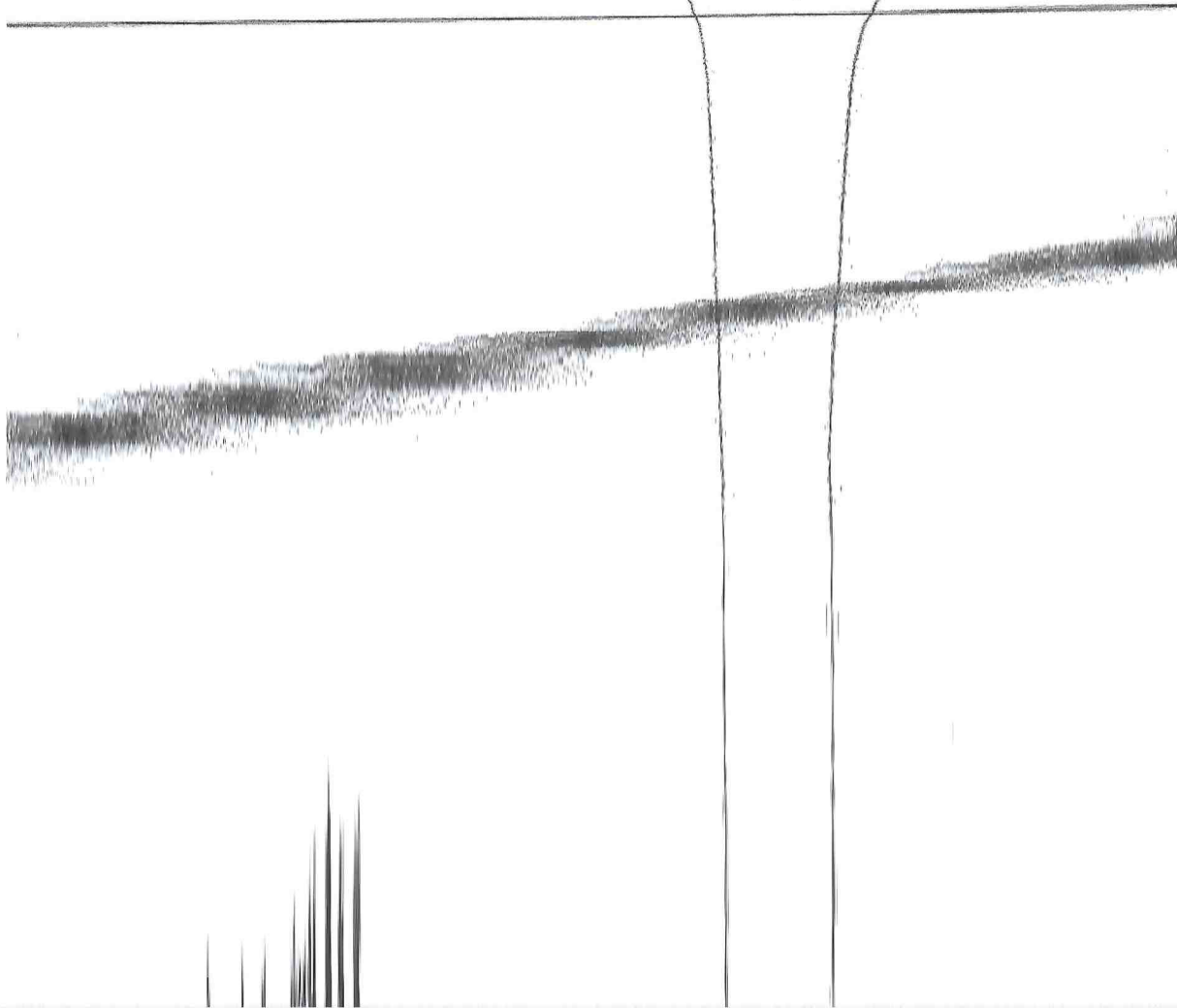
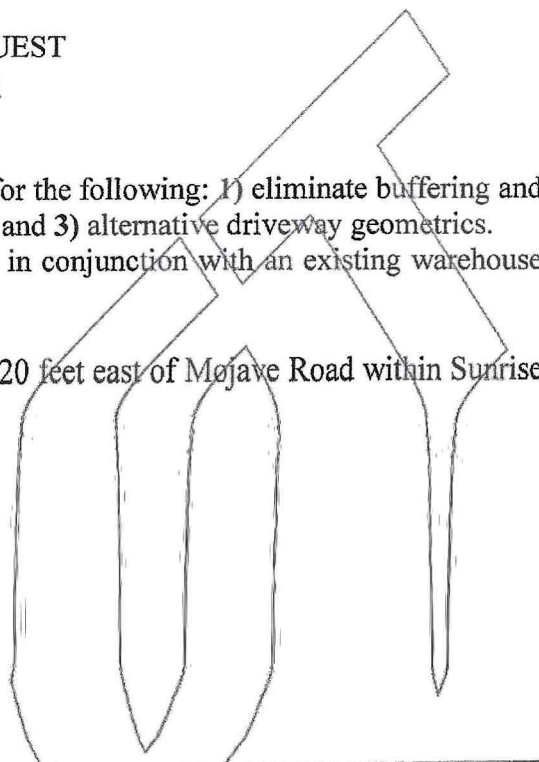
USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise

Manor. 15/tg/cv (For possible action)



- To allow parking spaces to be located within 30 feet of a residential district along the west property line.

Landscaping

The site was required to provide the existing landscape strip located between the back of the sidewalk and the front wall along Olive Street. The street landscaping was previously approved AC-0143-78, with plants only between the sidewalk and the front wall. The landscape was approved to provide shrubs to be planted within the strip with no trees. The applicant previously added small trees along Olive Street, along with a building permit for the existing front wall.

The applicant will not provide the required buffering and screening along the west and east property lines. A waiver has been requested to eliminate the landscape buffering and screening requirements along the west and east property lines. In addition, the applicant is requesting to keep the existing block wall height of 6 feet along the east property line and existing chain-link fence along the west property line.

Elevations

A photograph provided shows the building with stone veneer on the northwest corner and remaining side is made of metal siding colored in white and blue on the upper portion. The south, west, and east are colored white with metal siding. The south elevation contains secondary existing doors with existing mechanical equipment towards the top end of the building. The north elevation of the building shows 3 roll-up doors orienting towards the north property line.

Floor Plan

The plan depicts offices, conference room, kitchen, restrooms, data room and warehouses comprising of mechanical and power shops.

Applicant's Justification

The applicant is requesting a use permit for outdoor storage and display use and does not meet the minimum requirement such as screening from residential zoned properties and this was the result of a Clark County Business License application review. Waivers of development standards have been requested to allow the existing condition of the site to remain. The business has been operating at the site for 27 years and outdoor storage has been part of the business. The company requires outdoor storage space to accommodate the equipment necessary for business operations. The outdoor storage is organized, well maintained, and not stored above the level of the existing walls. Materials are stored in a manner to minimize any visual impact on neighboring properties. The site is not open to the public nor serves customers on-site. The gates will remain open during business hours from 6:00 a.m. to 4:00 p.m., Monday through Friday.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-0143-78	Architectural supervision to construct and maintain a 7,200 square foot pest control building	Approved by PC	December 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
South	Business Employment	IP	Warehouse & distribution
East	Business Employment	RS5.2	Manufactured mobile home park
West	Public Use	RS3.3	Post office

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.

Per Title 30, outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02. Furthermore, outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8 foot high screened fence or wall and display shall be screened from the right-of-way. The submitted photos and the site plan shows that the opportunity to properly screen the outdoor storage and display areas are along the east and west property lines. For these reasons, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of the buffering and screening is to reduce impacts of uses and activities on neighboring properties by creating a visual and physical buffer while helping reduce the heat island effect. The requested waivers are inconsistent with Policy 1.4.5 of the Master Plan, which seek to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood.

Staff finds the request to modify the required buffering and screening waivers is a self-imposed hardship; therefore, staff recommends denial.

Waiver of Development Standards #2

The purpose of the residential adjacency requirement is to promote compatible transitions between land use areas of differing intensities and to reduce negative impacts that may occur when higher-intensity development is located near residential zoning districts and manufactured home parks. The requested waivers are inconsistent with Policy 1.4.5 of the Master Plan, which seek to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Staff finds the request to modify the required residential adjacency waivers is a self-imposed burden; therefore, staff recommends denial.

Design Review

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

The site configuration and building remain unchanged since the site was developed. However, due to the proposed outdoor storage and display use the applicant is subject to current Title 30 requirements and the proposed use for the site does not comply with Title 30 requirements; therefore, waivers of development standards have been requested. Due to the totality of the waiver requests, which include the elimination of parking finger islands, elimination of landscaping and screening, and modification of residential adjacency standards. The site design is without the required trash enclosure and lack of sustainability points renders this site as not compatible and harmonious with the surrounding area. Therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #3:

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.

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:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- Provide a commercial driveway per Uniform Standard Drawing 224 or a or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

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: SR BRAY, LLC DBA POWER PLUS

CONTACT: SR BRAY, LLC DBA POWER PLUS, 3131 OLIVE STREET, LAS VEGAS, NV 89104

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0344-VJ NETWORK, LLC:

USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family) Zone.

Generally located on the north side of Stewart Avenue, 20 feet east of Christy Lane within Sunrise Manor. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

140-33-619-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 412 N. Christy Lane
- Site Acreage: 0.09
- Project Type: Transitional living for released offenders
- Number of Stories: 2
- Square Feet: 1,325
- Parking Provided: 4

Site Plans

The plans depict an existing 1,325 square foot single-family residence located within an existing single-family residential development at the northeast corner of Stewart Avenue and Christy Lane. Access to the residence is via a driveway on the west side of a stub street adjacent to Christy Lane. The applicant is proposing to use the existing single-family residence for transitional living for released offenders, which requires approval of a special use permit. The transitional living facility will provide community support and services to individuals who are 18 and older. The existing single-family residence features a single driveway in the front yard with rear and back yard.

Landscaping

The photos show existing trees and shrubs in the front, side, and rear yards of the property. There are no proposed changes to landscaping associated with this application.

Elevations

The photos provided show a 2 story single-family residence constructed of frame stucco with a light tan finish. The residence features a concrete tile pitched roof, along with a garage in the front facing north to the cul-de-sac.

Floor Plans

The plans depict a 2 story single-family residence featuring 4 bedrooms, 2 bathrooms, living room, family room, kitchen, and garage.

Applicant's Justification

The applicant states the mission is to create a supportive environment for those individuals who need assistance with counseling and mental health. The goal is to facilitate housing stability and to improve health outcomes for those who are participating. The type of treatments include mental health support, job and life skills training.

Security measures will be provided with a house manager who is present around the clock who will conduct room and house checks throughout the day and overnight. The home will have a security system that records areas within the house and the outside yard areas. Each individual will be subject to a nightly curfew at 9:00 p.m. during the weekdays and 11:00 p.m. on the weekends. None of the individuals who live at this residence will have their own private transportation and any transportation to doctors office or any other appointments will be provided by staff. Per the applicant, 4 to 7 individuals will reside here.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1168-03	Reclassified 3.6 acres from R-E to R-2 zoning for a single-family residential development and waiver of development standards to permit non-standard street improvements	Approved by BCC	September 2003
TM-500318-03	28 single-family residential lots	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Public Use	PF	School

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that this site is suitable for a transitional living facility as it will not have substantial adverse effects on other properties in the neighborhood or the surrounding area. The residential appearance of the property will be maintained and thus not disrupt the character of the neighborhood, and the proposed use will not impose an undue burden on local facilities or services. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: TANIA GUZMAN

CONTACT: CHS BRIDGE HOUSING, 7375 W. PRAIRIE FALCON ROAD, SUITE 160,
LAS VEGAS, NV 89128

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14033619006

PROPERTY ADDRESS/ CROSS STREETS: 412 Christy Lane Mesquite NV 89110 / Stewart Ave & Christy L.

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit: to house released offenders

PROPERTY OWNER INFORMATION

NAME: VJ Network LLC
ADDRESS: 412 N. Christy Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89110
TELEPHONE: (702) 722-1261 CELL: _____ EMAIL: vjnetwork24@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: CHS Bridge Housing
ADDRESS: 7375 W PRAIRIE FAUCON Rd Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: _____ CELL: (702) 713-7023 EMAIL: h.graham@chsbriidgethousing.com

CORRESPONDENT INFORMATION (must match online record)

NAME: CHS Bridge Housing
ADDRESS: 7375 W PRAIRIE FAUCON Rd Suite 160
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: _____ CELL: (702) 713-7023 EMAIL: h.graham@chsbriidgethousing.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.

Victor Pamb
Property Owner (Signature)*

Victor Pamb VJ Network LLC
Property Owner (Print)

1/9/2025
Date

PLEASE CHECK ONLY ONE

<input type="checkbox"/> AD	<input type="checkbox"/> AR	<input type="checkbox"/> ST	<input type="checkbox"/> PUD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input type="checkbox"/> VS
<input type="checkbox"/> ALB	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> NC	<input type="checkbox"/> TL	<input type="checkbox"/> VS	<input type="checkbox"/> A
<input type="checkbox"/> AD	<input type="checkbox"/> DE	<input type="checkbox"/> FUD	<input type="checkbox"/> SDP	<input type="checkbox"/> TOS	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICANT'S NAME

UC-25-0344

APPLICANT'S ADDRESS

6/18/25

APPLICANT'S PHONE

Sunrise Manor

APPLICANT'S E-MAIL

5/29/25

APPLICANT'S E-MAIL

APPLICANT'S PHONE

APPLICANT'S ADDRESS

412425
7 1,000

staff will get in contact with hospitals and arrest records to see if client has been admitted to either place.

Client rules: Curfew 9pm weekdays, 11pm weekends with exception of proof of employment. In the event they won't be in on time, they must call the office with the reasoning and have proof. If they miss curfew they know they have to check back in the office the next morning to get drug tested and evaluated by psychiatrist. Client rules are attached separately.

- **Mental Health Services:** Access to therapy or counseling, if needed, ensures emotional stability for residents as they adjust to their new environment.

Types of Treatment and Services:

1. **Mental Health Support:**
Mental health services are provided to those dealing with depression, anxiety, or trauma, including therapy, psychiatric support, and coping skills development.
2. **Job and Life Skills Training:**
Residents are offered vocational training, job readiness programs, and financial literacy courses to help them secure long-term employment and manage their finances.
3. **Health and Wellness:**
Access to regular health check-ups, substance abuse counseling, and fitness programs to ensure the overall well-being of residents.

Types of Individuals:

1. **Homeless Individuals:**
Those who are currently without stable housing and in need of a temporary place to stay while they work towards independence.
2. **Individuals Struggling with Severe Mental Illnesses:**
People who need a safe, supportive environment, which we target urgent situations where recipients are experiencing acute psychiatric and/or personal distress. The goal is to assess and stabilize situations (through brief and intense interventions) and provide appropriate mental and behavioral health service referrals and services.
3. **Domestic Violence Survivors:**
People escaping abusive relationships, in need of shelter and resources to rebuild their lives.
4. **Reentering Society:**
Individuals returning from prison or jail, seeking support for reintegration and stability in the community.

Types of Offenders Allowed to reside in the program:

Misdemeanors: Lesser offenses than felonies, but still punishable by law.

Infractions: Minor violations that typically result in fines or warnings.

Felonies: Serious criminal offenses that can result in significant punishment with the EXEPTION of:

Offenders NOT ALLOWED TO reside in the program:

1. Violent Crimes and Offenders: Homicide, Assault, First Degree Burglary, Second degree residential burglary
2. Sexual Assault and Sex Trafficking Offenders
3. Child Abuse Offenders
4. Domestic Violence Offenders

Providing wrap-around services, we will be able to :

1. Recurring hospitalizations: By providing consistent monitoring and care, we aim to reduce the frequency of hospitalizations.
2. Combat Malnutrition: Nutritional guidance and support ensure our residents receive balanced diets, obtain welfare benefits, and food pantry locations to ensure there is always food available.
3. Lack of medication compliance: Our team works closely with participants to ensure they adhere to their prescribed medication regimen.
4. Managing Symptoms Exacerbate: Regular assessments and personalized care plans to help manage and reduce the severity of symptoms.
5. Risk of displacement or incarceration: By providing a stable living environment, we reduce the risk of participants becoming displaced or involved with the criminal justice system.