



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 10, 2025

6:30pm

AGENDA

Note:

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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

- III. Approval of Minutes for June 12, 2025. (For possible action)
- IV. Approval of the Agenda for July 10, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

07/15/25 PC

- 1. **WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action) 07/15/25 PC

07/16/25 BCC

- 2. **WC-25-400060 (ZC-23-0309)-SOUTH NELLIS PSH, LLC:**
WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wrought iron fence on the east boundary in conjunction with a multi-family residential development on 1.53 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Nellis Boulevard and south of Charleston Boulevard within Sunrise Manor. TS/rr/cv (For possible action) 07/16/25 BCC
- 3. **WS-25-0397-ROMERO SUGEY & MARTINEZ CELESTINO:**
WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Welter Avenue and west of Louise Street within Sunrise Manor. TS/rp/cv (For possible action) 07/16/25 BCC
- 4. **WS-25-0404-W S B INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate pedestrian walkways; and **3)** allow existing driveways to remain.
DESIGN REVIEW for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv (For possible action) 07/16/25 BCC
- 5. **ZC-24-0585-RENTERIA, IDALIA P.:**
ZONE CHANGE to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor (description on file). MK/rk (For possible action) 07/16/25 BCC
- 6. **UC-25-0399-RENTERIA, IDALIA P.:**
USE PERMIT for large livestock.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce principal structure setbacks; **2)** reduce accessory structure setbacks; and **3)** eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor. MK/dd/cv (For possible action) 07/16/25 BCC

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KEVIN SCHILLER, County Manager

7. **ZC-25-0400-FOUNDATION CHRISTIAN CENTER:**
ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action) 07/16/25 BCC
8. **WS-25-0401-FOUNDATION CHRISTIAN CENTER:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor. MK/dd/cv (For possible action) 07/16/25 BCC

08/05/25 PC

9. **PA-25-700028-T-BIRD PLAZA, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action) 08/05/25 PC
10. **ZC-25-0430-T-BIRD PLAZA, LLC:**
ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action) 08/05/25 PC
11. **WS-25-0436-RODRIGUEZ MA DE JESUS TORRES & CISNEROS ALONDRA ESMERALDA & SERGIO GERBERT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between existing accessory structures; 2) reduce setbacks; and 3) increase the height of the front wall in conjunction with an existing single-family residence on 0.82 acres in an RS20 (Single-Family Residence RS20) Zone. Generally located west of Sherwin Lane and north of Owens Avenue within Sunrise Manor. TS/nai/kh (For possible action) 08/05/25 PC

08/06/25 BCC

12. **ET-25-400070 (UC-23-0281)-LAKE MEAD CAPITAL MANAGEMENT, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.
DESIGN REVIEWS for the following: 1) commercial center; and 2) finished grade on 4.3 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/rk/kh (For possible action) 08/06/25 BCC
13. **UC-25-0457-OI-LINDBROOK BETTY, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive off-site improvements (sidewalks); and 3) alternative driveway geometrics.
DESIGN REVIEW for an outdoor storage and display facility with an accessory warehouse on 4.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Betty Lane and south of Alto Avenue within Sunrise Manor. MK/mh/kh (For possible action) 08/06/25 BCC
14. **ZC-25-0431-CABRERA ESWIN:**
ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action) 08/06/25 BCC

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KEVIN SCHILLER, County Manager

15. **UC-25-0432-CABRERA, ESWIN:**

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening; **2)** modify residential adjacency standards; **3)** waive off-site improvements (curb, gutter, and sidewalks); and **4)** allow residential pan driveways. **DESIGN REVIEW** for an outdoor storage and display facility on 0.54 acres in an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor. TS/mh/kh (For possible action) 08/06/25 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: July 31, 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

June 12, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –EXCUSE Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-PRESENT	Stephanie Jordan –EXCUSED Kevin Williams-PRESENT Michael Huling- Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of the May 29, 2025 Minutes

Moved by: Kevin Williams

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for May 29, 2025

Moved by: Earl Barbeau

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

07/01/25 PC

1. VS-25-0353-PROLOGIS LP:

VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Colton Avenue, and between Marion Drive and Ables Lane (alignment) within Sunrise Manor (description on file). MK/lm/kh
(For possible action) 07/01/25 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

2. **WS-25-0379-ARITA, SANDRA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) reduce setbacks; and 2) reduce separation for existing accessory living quarters and an existing accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Olive Street and west of Broadalbin Drive within Sunrise Manor. TS/nai/kh (For possible action) 07/01/25 PC

Moved by: Kevin Williams

Action: Approved with if approved conditions

Vote: 3-0/Unanimous

07/02/25 BCC

3. **WS-25-0371-WILLIAM LYON HOMES, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for modifications to a previously approved single-family detached residential subdivision on 14.3 acres in an RS20 (Residential Single-Family) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor. MK/bb/kh (For possible action) 07/02/25 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 2-1

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be June 26, 2025

X. Adjournment
The meeting was adjourned at 7:04 pm

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone.

Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor.
TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-35-110-047

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 10 feet for a single-family residence where 30 feet is required per Section 30.02.04 (a 66% reduction).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6999 E. Bonanza Road
- Site Acreage: 0.46
- Project Type: Reduced rear setback
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,792

Site Plan

The plan depicts a proposed single-family residence with access provided via Bonanza Road. The residence will be 150 feet from the north property line (front) and 10 feet from the east property line (side interior). Additionally, the residence will be 10 feet from the south property line (rear) and 47 feet from the west property line (side interior). A 12 foot wide driveway is proposed from Bonanza Road to the front face of the proposed residence. Paving is proposed within the front area of the residence to allow for vehicular turnaround. Per Title 30, vehicles can not back onto collector roads, therefore turnaround space is required.

Landscaping

There is no landscaping proposed with this request.

Elevations

The plan depicts a 2 story single-family residence with a pitched roof and a light brown stucco exterior. There are 3 roll-up doors and a balcony on the north elevation of the residence. The east side has various windows on the second floor with a door on the first floor. There will be a balcony on the second floor of the south elevation and 2 doors with exterior stairs on the west elevation. The residence will be 30 feet in height at its tallest point.

Floor Plans

The plan depicts a proposed 2 story single-family residence. The first floor will have a 2 car garage, RV garage, and bathroom. The second floor will have a dining room, living room, kitchen, bedroom, bathroom, and 2 balconies. Exterior stairs will be on the west side of the residence that provide exterior access to the second floor.

Applicant's Justification

The applicant states the request is harmonious with the surrounding area and will not have a negative impact on adjacent properties. A reduced rear setback allows for the property to be used more efficiently, with room for future development in the front yard. The proposed residence will not visually impact neighboring properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Place of worship
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residence

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds the request for reduced rear setback to be excessive. There is enough space in the parcel for the dwelling to be constructed and designed in a way that complies with Title 30

standards. One of the justifications for this request is that building this structure closer to rear property line will allow space for future development within the front yard. It seems that the customer is looking to construct another house in the future and convert the currently proposed building to an accessory living quarter. However, in that case a land use application will be required since the structure is proposed at 30 foot high, where the maximum height allowed for an accessory structure is 25 feet. Additionally, an application could have been requested to allow the accessory living quarter prior to a house; however, instead, the applicant has requested for a reduced setback for the structure as the principal building. Staff does not support the request of the setback for a principal structure to be reduced by 66%; therefore, staff recommends denial.

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:

- 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.

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 #0223-2025 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID BARKER

CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BOULEVARD,
SUITE 418, LAS VEGAS, NV 89128

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-35-110-047

PROPERTY ADDRESS/ CROSS STREETS: 6999 E BONANZA RD

DETAILED SUMMARY PROJECT DESCRIPTION

request for a waiver of development standards to allow a reduced rear yard setback to 10 feet where 30 feet is required per Section 30.02.04

PROPERTY OWNER INFORMATION

NAME: BARKER FAMILY TRUST and BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA

ADDRESS: 1631 BUFFALO TRAIL DR.

CITY: HENDERSON,

STATE: NV ZIP CODE: 89014

TELEPHONE: 702-445-5563 CELL _____ EMAIL: David Barker <david@cncspecialties.com>

APPLICANT INFORMATION (must match online record)

NAME: PROPERTY OWNER

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS VEGAS CIVIL ENGINEERING - JOEY DEBLANCO

ADDRESS: 2251 NORTH RAMPRT BLVD. NO. 418

CITY: LAS VEGAS STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____

TELEPHONE: 702-515-6741 CELL _____ EMAIL: JOEY@LVCE.NET

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

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

David Barker
Property Owner (Signature)*

David Barker
Property Owner (Print)

4/21/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0403

ACCEPTED BY A. XLER

PC MEETING DATE 7/15/2025

DATE 5/21/2025

BCC MEETING DATE —

FEES \$800

TAB/CAC LOCATION SUNRISE MANOR DATE 6/26/2025

4/22/25

Clark County Dept. of Comp. Planning
500 S. Grand Central Pkwy
Las Vegas, Nevada 89155-1810

**Re: Justification for Waiver of
Development Standards
APN 140-35-110-047**



To Whom It May Concern,

This letter is submitted in support of a request for a waiver of development standards for the above-referenced parcel, which is zoned RS20 (Residential Single-Family 20). Two waiver requests are included:

1. To allow a reduced rear yard setback to 10 feet where 30 feet is required per Section 30.02.04.
2. To eliminate the required street landscaping along Bonanza Road pursuant to Section 30.04.01(D)(7), with a fee-in-lieu of \$953 per tree for three trees, totaling \$2,859.

Project Overview

The applicant proposes to construct a new primary single-family residence on the subject parcel. Due to future design considerations, the home is proposed to be set back 10 feet from the rear property line, and a waiver from the standard 30-foot rear yard setback is required. Additionally, due to the nature of Bonanza Road and the project's frontage, the applicant seeks to eliminate roadside landscaping in favor of the in-lieu fee option permitted by code.

Justification for Setback Reduction

- The parcel meets all other RS20 zoning requirements, including minimum lot size and frontage.
- A reduced rear setback allows for a more functional and efficient building footprint, optimizing livable space while maintaining compliance on all other sides.
- The waiver will not result in adverse impacts to adjacent parcels in terms of privacy, access, or visual appearance.
- The design will be compatible with the character and aesthetic of the surrounding neighborhood.
- This configuration allows for more flexible future development along the front portion of the parcel.

Justification for Elimination of Street Landscaping

- The parcel's limited street frontage and the surrounding urban context make traditional roadside landscaping impractical.
- Section 30.04.01(D)(7) provides for an in-lieu payment option for projects where street landscaping is not desirable or feasible.
- The applicant agrees to pay \$2,859 in-lieu of planting three required trees, which aligns with code requirements while avoiding maintenance or irrigation challenges associated with street-adjacent plantings.

Conclusion

The requested waivers support a practical and aesthetically compatible design while adhering to the intent of Clark County's development standards. Approval will facilitate high-quality infill development and provide compliance through alternate code provisions where appropriate. We respectfully request favorable consideration of this application. Please do not hesitate to contact us should additional information be required.

Thank you for your time and consideration.

Warmest Regards,
Joey DeBlanco

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400060 (ZC-23-0309)-SOUTH NELLIS PSH, LLC:

WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wrought iron fence on the east boundary in conjunction with a multi-family residential development on 1.53 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located east of Nellis Boulevard and south of Charleston Boulevard within Sunrise Manor. TS/rr/cv (For possible action)

RELATED INFORMATION:

APN:

161-04-103-003

LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1400 S. Nellis Boulevard
- Site Acreage: 1.53
- Project Type: Multi-family residential
- Number of Units: 50
- Density (du/ac): 33
- Number of Stories: 3

History & Request

The approved development on the subject site is a 50-unit multi-family residential development within one 3-story residential building. Numerous building permits have been issued for this project. The project was approved under ZC-23-0309 with a use permit for supportive housing and is certified as affordable housing by the Community Housing Office. The application also included waivers of development standards to increase the building height, reduce parking, and reduce the back of curb radii for the single commercial driveway accessing the site. Among the conditions of approval is a requirement to install an 8-foot-tall wrought iron fence along the east property boundary. The applicant is requesting to waive this condition and proposes installing a 6-foot decorative CMU wall instead. No other conditions are proposed to be waived or changed.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-23-0309:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Install an 8 foot decorative block wall or 6 foot tall decorative block wall with 2 feet of wrought iron at top for 8 feet in height along the north boundary;
- Install an 8 foot tall wrought iron fence on the south and east boundaries;
- Incorporate Pyracantha or other defensive bushes within the landscape area;
- Install parking lot lighting with a minimum pole height of 15 feet;
- Employee on-site 24 hours, 7 days a week;
- Work with the Las Vegas Metropolitan Police Department for the installation of external security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works - Roads Division for access to the channel.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

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 #0031-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

Applicant's Justification

The applicant requests to waive the condition to install an 8 foot tall wrought iron fence along the east boundary of the site. There is an existing 6 foot high CMU wall in this location that has holes and graffiti that is painted over with brown paint. The installation of a wrought iron fence in this location would not conceal this dilapidated wall. The applicant states that a new 6 foot high decorative CMU wall would conceal the existing wall and would be more aesthetically pleasing.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700017	Plan amendment redesignating the land use category from Corridor Mixed Use (CM) to Urban Neighborhood (UN)	Approved by BCC	September 2023
ZC-23-0390	Reclassified 1.53 acres from R-1 to R-4 zoning for supportive housing	Approved by BCC	September 2023
UC-0739-99	Off-premises advertising sign - expired	Approved by PC	July 1999
ZC-247-88	Reclassified the site from R-1 to C-2 zoning for a retail building - expired	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Public Use	PF	Drainage channel & golf course
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
West	Compact Neighborhood (up to 18 du/ac) & Public Use	RM18	Multi-family residential & drainage channel

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds that the proposed request to remove the condition for an 8 foot tall wrought iron fence along the east property boundary to be appropriate for the area. The intent to construct a second 6 foot tall decorative CMU wall along the eastern property boundary is to hide the appearance of the existing wall. Staff does not anticipate any negative impacts from the proposed wall. Therefore, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BLVD., SUITE 150, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-04-103-003

PROPERTY ADDRESS/ CROSS STREETS: 1400 S. Nellis Blvd., Las Vegas, NV 89104

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Conditions to allow an 8-foot decorative block wall at the east boundary of the property where an 8-foot wrought iron fence is required.

PROPERTY OWNER INFORMATION

NAME: South Nellis PSH LLC

ADDRESS: 1400 S. Nellis Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89104

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Janet Goyer -- Ovation Contracting, Inc.

ADDRESS: 10650 W. Charleston Blvd., #150

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332

TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Janet Goyer -- Ovation Contracting, Inc.

ADDRESS: 10650 W. Charleston Blvd., #150

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332

TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.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.

DocuSigned by:

Property Owner (Signature)*

Reinier Santana

Property Owner (Print)

5/5/2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WC-25-400060

PC MEETING DATE —

BCC MEETING DATE 7-16-25

TAB/CAC LOCATION SUNRISE MANOR DATE 6-26-25

ACCEPTED BY RR

DATE 5-21-25

Fees 0

May 9, 2025

Clark County Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Letter of Justification for
Winterwood Supportive Housing (APN 161-04-103-003)
Waiver of Conditions**

To Whom It May Concern:

The proposed Winterwood Supportive Housing development is located within Clark County, Nevada. The site is generally located at the southeast corner of the existing Charleston Boulevard and Nellis Boulevard intersection being parcel 161-04-103-003. The site is specifically a portion of the northwest quarter (NW 1/4) of Section 4, Township 21 South, Range 62 East, M.D.B. & M., Clark County, Nevada. The purpose of this letter is to provide justification for waiving a condition imposed on this project under ZC-23-0309 which required the installation of an 8-foot-tall wrought iron fence on the east boundary.

We are respectfully requesting to waive the condition to install an 8-foot-tall wrought iron fence along the east boundary. There is an existing 6-foot CMU wall in in this location that has been painted brown with holes so people can more easily climb over the wall and graffiti painted over the brown paint. At the time the condition was imposed, it may not have been clear what the east boundary looked like. The installation of wrought iron in this location would not conceal the dilapidated wall. A new 6-foot decorative CMU wall would conceal the dilapidated wall and would be more esthetically pleasing.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

cc: Jan Goyer, Ovation Development

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0397-ROMERO SUGEY & MARTINEZ CELESTINO:

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Welter Avenue and west of Louise Street within Sunrise Manor. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

161-05-410-174

WAIVER OF DEVELOPMENT STANDARDS:

Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4263 Welter Avenue
- Site Acreage: 0.23
- Project Type: Second driveway

Site Plan

The plan depicts an existing single-family residence with access provided via Welter Avenue. There is an existing driveway that provides access to a 2 car garage on the northwest corner of the parcel. A second driveway, which will be 14 feet wide and 25 feet long is proposed on the northeast corner of the parcel.

Applicant's Justification

The applicant states they would like to construct a second driveway where only 1 is allowed per Uniform Standard Drawing 222. Therefore, they are applying for a waiver of development standards. The proposed additional driveway aims to better accommodate family members by providing a more convenient and direct route for parking. The applicant indicates that this second driveway would reduce the need for on-street parking. Furthermore, the new driveway will be designed and constructed in compliance with all local regulations.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0165-01	Reclassified from R-2 and R-1 to R-1 (RNP III) zoning	Approved by BCC	March 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Waiver of Development Standards

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

Public Works - Development Review

Staff has no objection to the request for the additional driveway as it has no direct impact on any improvements or within the public right-of-way.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CELESTINO MARTINEZ

CONTACT: CELESTINO MARTINEZ, 1206 VIRGINIA CITY AVENUE, LAS VEGAS, NV 89106

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-05-410-174
4263 Welter Ave Las Vegas NV 89104
PROPERTY ADDRESS/ CROSS STREETS: Lamb / Sahara

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Celestino Martinez
ADDRESS: 12016 Virginia City Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89106
TELEPHONE: 702 340-6502 CELL: _____ EMAIL: Rancho.Vegas1@gmail.com

APPLICANT INFORMATION (must match online record)


NAME: Celestino Martinez
ADDRESS: 12016 Virginia City Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: 702 340-6502 CELL: _____ EMAIL: Rancho.Vegas1@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Celestino Martinez
ADDRESS: 12016 Virginia City Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: 702 340-6502 CELL: _____ EMAIL: Rancho.Vegas1@gmail.com

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

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


Property Owner (Signature)*

Celestino Martinez
Property Owner (Print)

04/02/25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0397

PC MEETING DATE

BCC MEETING DATE

TAR/CAC LOCATION

7/16/25/
Sunrise Manor

ACCEPTED BY

DATE

FEES

Rp
5/21/25
\$300.00

May 12, 2025

Property Address: 4263 Welter Ave
Las Vegas, NV 89104

Subject: Justification for Second Driveway Approach Letter

Hello, my name is Celestino Martinez, I am writing to respectfully request approval for the installation of a second driveway approach on my property located at 4263 Welter Ave, Las Vegas, NV 89104. I understand the importance of adhering to city regulations and minimizing any potential impact on neighboring properties.

We would like to request a Waiver of Development Standard to allow a second curb cut on a single-family residence where only one curb is allowed per Uniform Standard Drawing 222.

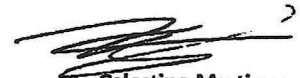
The primary reason for this request is to better accommodate my father, who is elderly and has difficulty walking long distances. In order to make his daily life easier and safer, I recently built a ramp near his room to provide him with easier access to the home. However, the limited parking available near the home entrance makes it challenging for him to comfortably walk due to the long distance. A second driveway would provide a more convenient and direct route for parking, ensuring that my father can safely and easily access his vehicle without having to walk a long distance.

Additionally, this second driveway approach would reduce the need for on-street parking, which can be difficult to manage, especially considering my father's limited mobility. By adding this driveway approach, I would be able to offer him a safer and more practical parking arrangement that aligns with his needs.

I am committed to ensuring that the second driveway approach is designed and constructed in compliance with all local regulations and neighborhood guidelines. I am more than happy to collaborate with the relevant authorities to ensure that this improvement is made in a way that maintains the aesthetic integrity of the neighborhood.

I sincerely appreciate your consideration of this request and would be happy to provide any additional information or documentation if necessary. Thank you for your time and understanding.

Sincerely,



Celestino Martinez
Property Owner
(702)340-6502

rancho.vegas1@gmail.com

WS-25-0397

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0404-W S B INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate pedestrian walkways; and 3) allow existing driveways to remain.

DESIGN REVIEW for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv
(For possible action)

RELATED INFORMATION:

APN:

140-17-310-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Section 30.04.01D.
2. Eliminate parking lot pedestrian walkways where required per Section 30.04.04H.
3. Allow existing pan driveways to remain where commercial curb return driveways are required per Section 30.04.08 and Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4575 Alto Avenue
- Site Acreage: 2.21
- Project Type: Outdoor storage facility
- Parking Required/Provided: 7/7
- Sustainability Required/Provided: 0/7

Site Plan

The plans depict an existing outdoor storage facility. Access to the site will be provided by an existing pan driveway located centrally along frontage of Alto Avenue. Employee parking is located in the northwest corner of the site with 7 parking spaces provided where 7 spaces are required. No pedestrian walkways or bicycle parking is being provided on the site. Along the south, east, and west property lines an existing 6 foot tall chain-link fence will remain. Along the northern portion of the property, a new 10 foot tall security wall will be installed and set back 15 feet from the north property line. This new screening wall will be attached to a set of existing 24

foot wide and 10 foot high security gates that are set back 25 feet from the right-of-way line and will remain open during business hours. The site will also be equipped with 4 shielded light structures that will be 18 feet tall. The light poles will be approximately 40 feet off the east and west property lines and will be 130 to 140 feet off the north and south property lines.

Landscaping

Landscaping on-site will consist entirely of street landscaping along Alto Avenue. Along Alto Avenue, a 15 foot wide landscape strip will be located behind an existing 5 foot wide attached sidewalk. Within this landscape strip will be 5 Desert Willow (*Chilopsis linearis*) trees spaced every 20 feet. Accounting for driveway areas, existing streetlights, and sight visibility zones, a total of 5 medium trees are required along Alto Avenue. No parking lot landscaping is being provided. A total of 3 parking lot trees are required.

Applicant's Justification

The applicant has owned the lot since 2008 and the site functioned as an outdoor storage yard since before they purchased the lot. The subject property has been used to store equipment used in the owner's trucking service company when it is not being utilized on an active construction site. The surrounding properties are similar and consist of storage yards. The waivers are justified since the site has no employees and will be used solely for the storage of truck trailers. Drivers will drive the truck over, attach it to a stored trailer, and take it to a job site. Additionally, there are no new uses proposed, no employees on site, and business only occurs when items are unloaded or loaded, with no building on the site. Since there are no employees, there will be no pedestrians on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1277-98	Two, 12,500 square foot office/warehouse buildings - expired	Approved by PC	September 1998
VC-261-95	Allowed a fenced storage yard with waived landscaping - expired	Approved by PC	April 1995
ZC-196-91	Reclassified the site from R-E & M-D to M-1 for an industrial subdivision.	Approved by BCC	November 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-75 & APZ-2)	Distribution center
South	Business Employment	IL (AE-70, AE-75, & APZ-2)	Outdoor storage
East	Business Employment	IL (AE-75 & APZ-2)	Outdoor storage
West	Business Employment	IL (AE-75 & APZ-2)	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 requiring parking lot landscaping is to provide climate adaptable plant materials that enhance environmental conditions by providing shade and reducing storm water run-off. 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 through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds the request to waive the required landscaping is a self-imposed burden and therefore, staff recommends denial.

Waiver of Development Standards #2

The purpose of pedestrian connections is for the safe movement of people on-site and to allow for alternative modes of transportation. Given that the site will primarily function as an outdoor storage and staging area and there are no on-site structures, there should not be a significant source of pedestrians on-site and transportation needs would be specific to larger commercial vehicles. Additionally, the use of an extensive network of pedestrian pathways could create a safety hazard given the outdoor storage use of the site and there would be no structures for these pathways to reach. For these reasons, staff can support this waiver of development standards.

Design Review

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

Staff finds the proposed outdoor storage facility is similar to other sites to the east and south. The proposed facility will be appropriately screened from the right-of-way by a decorative wall and street landscaping is being provided, which should significantly enhance the site and the surrounding area. Staff has no objection to this request.

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 and staff cannot support this request.

Staff Recommendation

Approval of waiver of development standard #2 and the design review; denial of waivers of development standards #1 and #3.

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;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- 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

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SCOTT BURDETTE

CONTACT: STRATEGIC DEVELOPMENT PARTNERS, 155 S. WATER STREET, SUITE
220, HENDERSON, NV 89015

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-310-013

PROPERTY ADDRESS/ CROSS STREETS: 4575 Alto

DETAILED SUMMARY PROJECT DESCRIPTION

Add 4-Parking Lot lights to a dirt equipment storage lot for security. Add a CMU Block wall at the entrance in the near future for security. The equipment is trucking trailers and hauling equipment.

Waiver of Development Standards and Design review

PROPERTY OWNER INFORMATION

NAME: WSB Investments LLC

ADDRESS: 4660 Flippin Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-308-0463

CELL 702-379-3060

EMAIL: werdcobcinc@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Same as owner

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

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 # _____

TELEPHONE: _____

CELL 702-499-6469

EMAIL: stewplan@gmail.com

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

I, (we, 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)

5-14-25

Date

<input type="checkbox"/> A1	<input type="checkbox"/> A2	<input type="checkbox"/> A3	<input type="checkbox"/> A4	<input type="checkbox"/> A5	<input type="checkbox"/> A6	<input checked="" type="checkbox"/> A7
<input type="checkbox"/> A8	<input type="checkbox"/> A9	<input type="checkbox"/> A10	<input type="checkbox"/> A11	<input type="checkbox"/> A12	<input type="checkbox"/> A13	<input type="checkbox"/> A14
<input type="checkbox"/> A15	<input checked="" type="checkbox"/> A16	<input type="checkbox"/> A17	<input type="checkbox"/> A18	<input type="checkbox"/> A19	<input type="checkbox"/> A20	<input type="checkbox"/> A21

ATTENTION: WS-25-0404

ATTENTION: _____

ATTENTION: 7116125

ATTENTION: Sunrise Manor 6/24/25

ATTENTION: HW

ATTENTION: 5122125

ATTENTION: \$1,300

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

May 15, 2025

Mr. Hunter White, Principal Planner
Clark County Comprehensive Planning
500 Grand Central Parkway 1st floor
Las Vegas, NV 89155

RE: Justification Letter APR-24-100439 APN- 140-173-10-013

Dear Mr. White:

Please accept this letter as our justification for a design review and waiver of development standards. The site is 2.21 acres located on the south side of Alto Avenue, 550 +/- feet east of Ables Lane. The property is zoned Industrial Light (IL) with the Overlay District: AE-75, APZ-2, and the Planned Land Use is Business Employment (BE). WSB Investments LLC has owned the lot since 2008. Storage has occurred on the site since before they purchased the lot, with an increase in on-site storage in 2007, prior to their purchase. They relocated their equipment, truck trailers, and storage onto the site, assuming it was approved for the use of outside storage. The applicants attempted to obtain electrical permits this year to facilitate the installation of parking lot lights and discovered that there was no approved land use for the site.

The subject property has been used to store equipment used in the owner's trucking service company when it is not being utilized on an active construction site. The surrounding properties are similar and consist of storage yards. This property is undeveloped, with no intention of changing the property's use or developing it further than is being requested. An existing attached sidewalk along Alto Avenue is in place. A ten-foot decorative (split-face block wall) block wall is proposed for security along Alto. We are not changing the grade on the site. There will be no trash enclosures since there is no business.

Planner
Copy

Planner
Copy

Requested Applications

Design Reviews

Design Review -For a proposed outside storage/display yard.

Design review – Design review to eliminate the requirement for sustainability points.

There are no buildings on the site. Therefore, no building is available to create sustainability. There are no new uses proposed, no employees on site, business only occurs when items are unloaded or loaded to and from the site, and no building on the site.

Waiver of development standards #1

Eliminate parking lot landscaping when required per Section 30.04.01D.8. The parking lot requires three trees (one island and two end islands. Therefore, a total of 3 parking lot trees are required, so a fee in lieu of planting shall be paid. The site has no employees; the property is used solely for the storage of truck trailers. Drivers will drive the truck over, attach it to a stored trailer, and take it to a job site. While we provide the required parking spaces, they will never be occupied since there are no employees on site.

Waiver of Development Standards #2 - Request to Waive Section 30.04.05D.2 to Eliminate Pedestrian Walkways in the Parking Lot. There are no new uses proposed, no employees on site, and business only occurs when items are unloaded or loaded to and from the site, with no building on the site. Since there are no employees, there will be no pedestrians on the site. Therefore, we are requesting to waive this requirement.

Waiver of Development Standards #3--Request to waive Section 30.04-8, the requirement for bicycle parking. There are no new uses proposed, no employees on site, and business only occurs when items are unloaded or loaded to and from the site, with no building on the site. Since there are no employees, there will be no pedestrians on the site. Therefore, we are requesting to waive this requirement.

Waiver of Development Standards #4--Request to waive the requirement for driveways to meet Standard Drawing 222.1 and allow the existing driveway to remain as is with no radii.

We respectfully request that the property remain unchanged while establishing its land use.

Yours truly,

Lucy Stewart

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0585-RENTERIA, IDALIA P.:

ZONE CHANGE to reclassify 0.41 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone.

Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-701-006

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 5510 Meikle Lane
- Site Acreage: 0.41
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant is requesting a zone change from a RS3.3 (Residential Single-Family 3.3) Zone to an RS10 (Residential Single-Family 10) Zone. The property consists of a single-story, 1,700 square foot residence with a detached garage. In addition to the zoning request, the applicant also submitted a use permit application to allow 1 horse on the property. According to the applicant, the zone change is necessary to allow agricultural livestock on the property and will better align with the characteristic and uses of the rural estates neighborhood directly to the south.

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-25-0399	A use permit to allow large livestock in an RS10 zone is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE21-17629 is an active zoning violation of building without a permit.

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. Due to the property being zoned RS3.3 which does not allow the raising of agricultural animals such as a horse, the applicant is requesting a lower density residential category. The request for RS10 (which does allow a horse through the approval of a use permit application) is appropriate for the area considering the existing rural residential development directly south of this site. Furthermore, the requested zone change will not have a negative impact to the surrounding area. For these reasons, staff finds the request for RS10 zoning is appropriate for this location.

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:**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 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: IDALIA RENTERIA

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS
VEGAS, NV 89145

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-701-006

PROPERTY ADDRESS/ CROSS STREETS: 5510 Meikle Ln. Las Vegas, NV 89156

DETAILED SUMMARY PROJECT DESCRIPTION

Existing Structure at West Side West Set-back / and Existing Bedroom at Main Residence North Set-Back / existing 5'-00" where 15'-00" is required

PROPERTY OWNER INFORMATION

NAME: Idalia P Renteria

ADDRESS: 5510 Meikle Ln.

CITY: Las Vegas, STATE: NV ZIP CODE: 89156

TELEPHONE: 702-235-1298 CELL 702-235-1298 EMAIL: iprenteria14@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Idalia P Renteria

ADDRESS: 5510 Meikle Ln

CITY: Las Vegas STATE: NV ZIP CODE: 89156 REF CONTACT ID # _____

TELEPHONE: 702-235-1298 CELL 702-235-1298 EMAIL: iprenteria14@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jaime De la Vega

ADDRESS: 6944 Erin Circle

CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____

TELEPHONE: 702-360-2619 CELL 702-569-5127 EMAIL: dlvhr2014@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.

Idalia P Renteria
Property Owner (Signature)*

Idalia P Renteria
Property Owner (Print)

05/06/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0585

ACCEPTED BY SM

PC MEETING DATE _____

DATE 10/16/24

BCC MEETING DATE 07/16/2025

FEES 1520.00

TAB/CAC LOCATION Summit Manor

DATE 06/26/2025

JOSÉ & IDALIA RENTERIA
5510 MEIKLE LANE, LAS VEGAS , NV
89156
702-2351298. lprenteria14@gmail.com

Las Vegas, NV, may 19th 2025
APR-24-0585

JUSTIFICATION LETTER

We kindly request that the item be back on the agenda, please schedule us for the Sunrise Manor Town Board Meeting on June 26, 2025 and the Board of County Commission meeting on July 16, 2025.

Dear Planning & Zoning Department, we present to your consideration our Justification Letter for a few issues in our Property at 5510 Meikle Lane, Las Vegas, NV.89156.

We are requesting a Zone Change that allow us to have a Horse, the Property is .41 Acres, Zoning Classification is Residential single family 3.3(RS3.3), North is Vacant Lot that is a commercial General (CG) at West is also a General Commercial, South side is a Residential Single Family (RS20).

We Kindle request a Zone Change from existing RS3.3 to RS10 specifically. That way we will have legally One Horse, we will provide 1,100 sqf. Of Stall and protection under a cover structure, also we will provide 1800 sqf. Area for pasture, Training and Exercise. Please see floor plan provided in a sheet A-20.

We believe having a Horse providing good care with all necessities will be fine and do not create any negative impact on the neighbors.

Please consider all these Petitions, we will be Grateful and we Thank you in advance for the time, Comprehension and Attention to this Matter.

Jose & Idalia Renteria.
Homeowners.

REVISED
ZC-24-0585
5/20/2025
NAI

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0399-RENTERIA, IDALIA P.:

USE PERMIT for large livestock.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce principal structure setbacks; 2) reduce accessory structure setbacks; and 3) eliminate building separation in conjunction with an existing single-family residence on 0.41 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located north of Meikle Lane and east of Christy Lane within Sunrise Manor.
MK/dd/cv (For possible action)

RELATED INFORMATION:

APN:

140-21-701-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an addition to an existing single-family residence to 7 feet where 25 feet required per Section 30.02.05 (a 72% reduction).
b. Reduce the rear setback for an existing single-family residence to 19.5 feet where 25 feet is required per Section 30.02.05 (a 22% reduction).
2. Reduce the interior side setback for an existing accessory structure to 3 feet where 5 feet is required per Section 30.02.05 (a 40% reduction).
3. Eliminate building separation where 6 feet is required per Section 30.02.05.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5510 Meikle Lane
- Site Acreage: 0.41
- Project Type: Large livestock and single-family residence
- Number of Stories: 1 (all buildings)
- Building Height (feet): 13.5 (single-family residence)/11 (single-family residence addition) 12.5 (stable)/13.5 (well cover)/13.5 (detached garage)
- Square Feet: 1,700 (single-family residence)/308 (single-family residence addition) 1,100 (stable)/390 (well cover)/720 (detached garage)

Site Plan & Request

The site plan depicts an existing single-family residence located on the northeast corner of Christy Lane and Meikle Lane. The residence is centrally located on the property and is accessible via Meikle Lane to the south. There is an existing unpermitted addition that was added to the rear (north) of the residence that is set back 7 feet from the rear property line, while the original residence is set back 19.5 feet from the rear property line. When the house was built, it complied with the setbacks of the RS3.3 zoning district, which include a minimum setback of 15 feet for the rear. Since the applicant is requesting to change the zoning of the site to RS10, a waiver is requested since the house does not meet the required 25 foot setback. Additionally, the unpermitted addition does not meet either the RS3.3 or RS10 rear setbacks, which also requires a waiver.

There is an existing stable for one horse in the northwest corner of the property to the west of the residence. The stable is set back 10 feet from Christy Lane to the west, 5 feet from the rear property line to the north, and is 12.5 feet away from the residence to the east. An 1,800 square foot training and exercise area for the horse is provided to the south of the stable.

Additionally, there is an existing water well shade structure in the northeast portion of the site, 3 feet from the east property line. An existing detached garage is south of and adjacent to the well shade structure. Since the 2 structures are not attached to each other, a waiver is requested to eliminate building separation. The detached garage is set back 7 feet from the east property line and 8.5 feet from the residence to the west.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

Plans and photographs depict the existing residence and the attached addition as being constructed of stucco and wood paneling with an asphalt shingle roof. The residence is 13.5 feet high at its highest point, while the addition has a maximum height of 11 feet.

The stable is constructed of wood columns and an asphalt shingle roof and is a maximum of 12.5 feet high. The well shade structure and detached garage are both constructed of wood paneling with asphalt shingle roofs, and both structures are a maximum of 13.5 feet high.

Floor Plans

Plans depict the addition to the residence as a bedroom. Additionally, photographs show that there are no interior rooms within either the stable, well shade structure, or detached garage.

Applicant's Justification

The applicant states that the horse will not create any negative impact on the neighbors. The room addition on the north side of the existing residence was built by the previous owner, and it has been there for at least 6 years without issue. The applicant has also stated that they have spoken to some of their nearby neighbors and that they do not see any issue with the addition.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-24-0585	A zone change from RS3.3 to RS10 is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE21-17629 is an active code enforcement case for building without a permit.

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 approval of the use permit for large livestock (1 horse) should not have any negative effect on the surrounding properties. The property to the north is undeveloped, the property to the east is under the same ownership as the subject parcel, and the properties to the south and west are separated by public rights-of-way. Additionally, the applicant has indicated that 1,800 square feet of training and exercise area for the horse is to be provided where only 1,200 square feet is required. For these reasons, staff can support this request.

Waivers of Development Standards

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

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

Waiver of Development Standards #1a

The existing residence was constructed in the 1950s. The rear setback was not an issue at that time and is only a problem now due to the requested zone change to RS10 (Residential Single-Family 10). Since the main portion of the residence is not changing, staff can support this request.

Waiver of Development Standards #1b

Staff finds that the reduced setback for the bedroom addition on the north side of the existing residence is a self-imposed hardship. The addition was built without the necessary permits and was placed too close to the rear property line for either the RS3.3 (Residential Single-Family 3.3) zoning district or the RS10 (Residential Single-Family 10) zoning district. If the addition had gone through the permitting process originally, it would have been rejected for not complying with code. For these reasons, staff cannot support this request.

Waivers of Development Standards #2 & #3

Staff does not normally support waivers for interior setbacks or building separation as required by the well shade structure and the detached garage, however, staff can confirm that the shade structure has been in place since at least 1990 with no known issues, and the detached garage was constructed with the single-family residence in the 1950s. Furthermore, staff finds that the lack of development adjacent to the site and the common ownership of the lot to the east reduces the impact of the interior side setback reduction. For these reasons, staff can support this request.

Staff Recommendation

Approval of the use permit and waivers of development standards #1a, #2, and #3; denial of waiver of development standards #1b.

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 waivers of development standards will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the use permit 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

- Right-of-way dedication to include the spandrel on Meile Lane and Christy Lane;
- Remove non-standard improvements within the future right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IDALIA RENTERIA

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-701-006

PROPERTY ADDRESS/ CROSS STREETS: 5510 Meikle Ln. Las Vegas, NV 89156

DETAILED SUMMARY PROJECT DESCRIPTION

Existing Structure at West Side West Set-back / and Existing Bedroom at Main Residence North Set-Back / existing 5'-00" where 15'-00" is required

PROPERTY OWNER INFORMATION

NAME: Idalia P Renteria
ADDRESS: 5510 Meikle Ln.
CITY: Las Vegas, STATE: NV ZIP CODE: 89156
TELEPHONE: 702-235-1298 CELL 702-235-1298 EMAIL: iprenteria14@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Idalia P Renteria
ADDRESS: 5510 Meikle Ln
CITY: Las Vegas STATE: NV ZIP CODE: 89156 REF CONTACT ID # _____
TELEPHONE: 702-235-1298 CELL 702-235-1298 EMAIL: iprenteria14@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jaime De la Vega
ADDRESS: 6944 Erin Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-360-2619 CELL 702-569-5127 EMAIL: dlvhr2014@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.

Idalia P Renteria
Property Owner (Signature)*

Idalia P Renteria
Property Owner (Print)

05/06/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-25-0399

PC MEETING DATE _____

BCC MEETING DATE 7/16/2025

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY NAT

DATE 5/21/2025

FEES \$1,300.00

DATE 6/26/2025

JOSE & IDALIA RENTERIA

5510 MEIKLE LANE, LAS VEGAS, NV 89156

702-235-1298 iprenteria14@gmail.com

Las Vegas, NV, January 28, 2025

APR-24-0585

JUSTIFICATION LETTER

Dear Planning & Zoning Department, we present to your consideration our Justification letter for a few issues in Our Property at 5510 Meikle Ln, Las Vegas, NV. 89156.

The first request is a waiver for a rear set back of the Primary House, to be 7'-00", where 25' is required, for an existing room that was built by the previous Owner, it is a bedroom that was there for at least 6 years, we would like to keep it as it is, at North Side there is a Vacant Lot, so there are No Neighbors, at East side there is also a Vacant Lot that belongs to Us, at South side is the Existing Residence that face South and there is Meikle Lane and finally at West side is Christy Lane, as you can see we don't have any Neighbors. We already spoke with some of the adjacent neighbors, and they do not be affected in any way, and they Support this project.

We also request a Used Permit to allow for large livestock (1 Horse) in an RS10 zone in the urban area.

We believe having a Horse providing good care with all the necessities will be fine and do not create any negative impact on the neighbors.

Another waiver to reduce the East side setback of the shade structure for the Existing Water Well, we have 3'-00" where 5'-00" is required per section 30.02.07

Another waiver to reduce the separation between the well shade building and the garage to 0-feet.

Please Consider all these petitions, we will be grateful, and we thank you in advance for your time, comprehension and attention to this matter

Sincerely

Idalia Renteria
Jose & Idalia Renteria

Homeowners

UC-25-0399

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0400-FOUNDATION CHRISTIAN CENTER:

ZONE CHANGE to reclassify 0.38 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor (description on file). MK/mc (For possible action)

RELATED INFORMATION:

APN:

140-04-301-001

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.38
- Existing Land Use: Undeveloped

Applicant's Justification

According to the applicant, a zone change to CG is requested in order to allow for a future parking lot on the property. The CG zoned property to the east of the subject parcel is utilized for an existing convenience store and place of worship (The Foundation Christian Center). The applicant states that no new buildings will be constructed on the site, and a cross access agreement with the parcel to the east will be utilized.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900819	Place of worship in conjunction with an existing commercial development	Approved by ZA	February 2023
ADR-22-900499	Exterior modifications to an existing commercial building (Building 1)	Approved by ZA	June 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Mini-warehouse & restaurant
South	Corridor Mixed-Use	CG (AE-70)	Office building
East	Corridor Mixed-Use	CG (AE-70)	Convenience store & place of worship
West	Corridor Mixed-Use	CG (AE-65 & AE-70)	Distribution center

Related Applications

Application Number	Request
WS-25-0401	Waiver of development standards for an increase in parking and a design review for a parking lot in conjunction with a convenience store and a place of worship 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 property adjacent to the subject site is zoned CG (Commercial General), as well as a number of parcels nearby. These include properties on the north and south sides of Las Vegas Boulevard North and also on the north and south sides of Craig Road. The zone change request to CG conforms to the Corridor Mixed-Use (CM) land use designation of the site. For these reasons, staff finds the request for the CG (Commercial General) zone is appropriate for this location.

As of January 1, 2024, H-2 zoning was no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district which is compatible with the surrounding zoning is encouraged by the County. CG (Commercial General) is an appropriate zoning district. 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.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE #414, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14004301001 & 14004301009

PROPERTY ADDRESS/ CROSS STREETS: E CRAIG RD / N LAS VEGAS BLVD

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM H-2 TO CG TO ALLOW FOR PARKING LOT WITH PROPOSED LANDSCAPE & SITE PER PLANS

PROPERTY OWNER INFORMATION

NAME: DEWAYNE MCCOY
ADDRESS: 6429 FULL MOON PEAK CT
CITY: NORTH LAS VEGAS STATE: NV ZIP CODE: 89084
TELEPHONE: 702-752-4840 CELL: _____ EMAIL: DSMCCOY.DM@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: MK ARCHITECTURE
ADDRESS: 50 E SERENE AVE UNIT 414
CITY: LAS VEGAS STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 702-449-7558 CELL: _____ EMAIL: MK.ARCHI.DRAFTING@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: MK ARCHITECTURE
ADDRESS: 50 E SERENE AVE UNIT 414
CITY: LAS VEGA STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 7024497558 CELL: _____ EMAIL: MK.ARCHI.DRAFTING@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.

Dewayne McCoy
Property Owner (Signature)*

DEWAYNE MCCOY
Property Owner (Print)

04/02/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-25-0400

PC MEETING DATE —

BCC MEETING DATE 07/16/2025

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY JUD
DATE 05/21/25
FEES 0

DATE 06/26/2025

04 20 , 2025

**Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155**

**Re: Justification letter for proposed land use change to be used as parking lot
APN#140-04-301-001 & 009**

To whom it may concern ,we are submitting this letter for this application we are requesting :

-Design Review for the expansion of the use to the east (parking Lot installation)

-zone change from H-2 to CG application

as of now the the Lot (APN#140-04-301-001) is Vacant and was recently purchased by the Foundation Christian Center that own the adjacent lot (APN#140-04-301-009) & looking To Clean the Site & Use for proposed parking lot to accommodate additional parking for visitors of the existing buildings (C-store Restaurant & Church (place of worship)) ,We are not Constructing any new buildings / structures on the parcel we are utilizing existing Cross Access Easement Between the 2 Parcels and we will be utilizing existing trash enclosure

Zone change

**Zone Change from H-2 to CG to Allow for parking lot
(in conjunction with the CG zoned property to the east) c-store,
Restaurant & Place of worship**

Design Review

-to Allow for parking lot (expansion of property to the East) PER PLANS

-proposed landscape & site plan per plans

-TRASH ENCLOSURE WILL BE SHARED WITH ADJACENT PROPERTY (SAME OWNER) PER CODE 30.04-7

-SUSTAINABILITY will be met by - BIKE PARKING/ - WATER EFFICIENT LANDSCAPING / - LANDSCAPE BUFFER / -MOJAVE NATIVE PLANTS RESTORATION &

-Point system will be limited due to no building is being proposed. Sustainability points related to new landscaping. PROVIDED ON LANDSCAPE PLAN

Waiver of development standards

-for EV charging Stations & EV capable Spaces per 30.04.04(D)

-for increase in parking over 15% of the required amount per 30.04.04D (Percentage amount of parking increase of required parking amount is 30.2%)

General Summary:

APN: 140-04-301-001

Site acreage: 0.38

Project type: PARKING LOT

Zoning: H-2

We thank you in advance for your consideration of this application. Should you have any additional questions or concerns please feel free to contact me.

**Sincerely,
Dewayne McCoy
702-752-4840
DSMCCOY.DM@GMAIL.COM**

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0401-FOUNDATION CHRISTIAN CENTER:

WAIVER OF DEVELOPMENT STANDARDS to increase parking.

DESIGN REVIEW for a parking lot in conjunction with a convenience store and place of worship on a portion of 2.05 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay.

Generally located south of Craig Road and east of Nellis Boulevard within Sunrise Manor.
MK/dd/cv (For possible action)

RELATED INFORMATION:

APN:

140-04-301-001; 140-04-301-009 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow 105 parking spaces where 42 parking spaces are required and a maximum of 48 parking spaces are allowed per Section 30.04.04D.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.05 (portion)
- Project Type: Parking lot
- Parking Required/Provided: 42/105

Site Plan & Request

On the eastern parcel, APN 140-04-301-009, there is an existing place of worship approved in 2023 by ADR-22-900819 and a convenience store approved in 2022 by ADR-22-900499. The place of worship is located on the southern portion of the parcel and the convenience store is located on the northern portion of the parcel. The western parcel, APN 140-04-301-001, is proposed to be developed as a parking area to be used in conjunction with the place of worship and the convenience store.

The site plan depicts a parking area consisting of 23 parking spaces covering the entirety of APN 140-04-301-001. There is also bicycle parking provided in the southeast corner of the site.

Access to the parking area will be provided on the northeast corner of the western parcel through the eastern parcel.

Landscaping

The landscape plan depicts a 15 foot wide landscape strip located behind the existing attached sidewalk along Craig Road. Additionally, there are landscape strips and finger islands throughout the parking lot. Landscape materials for the site consist of medium evergreen trees and various shrubs and groundcover. There is also a proposed 6 foot high decorative wrought iron fence on the west and south sides of the parking area.

Applicant's Justification

The applicant states that the parking area is needed to accommodate customers of the convenience store and the growing attendance of the place of worship on APN 140-04-301-009. The applicant also states that they will install water efficient landscaping and bicycle parking so that the parking lot is sustainable.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900819	Place of worship in conjunction with an existing commercial development	Approved by ZA	February 2023
ADR-22-900499	Exterior modifications to an existing commercial building (Building 1)	Approved by ZA	June 2022
ZC-0831-08	Reclassified to C-2 with a use permit for a banquet facility - use permit is expired	Approved by BCC	October 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-65 & AE-70)	Mini-warehouse & restaurant
South	Business Employment	H-2 (AE-70)	Multi-family residential
East	Corridor Mixed-Use	CG (AE-70)	Office & retail development
West	Corridor Mixed-Use	CG (AE-65 & AE-70)	Distribution center

Related Applications

Application Number	Request
ZC-25-0400	A zone change from H-2 to CG on APN 140-04-301-001 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff does not typically support waivers to increase parking, but in this case, staff finds that doing so would not have an adverse effect to the site or the surrounding properties, and the applicant stated the additional parking is based on business needs. With the numbers of the congregation for the place of worship reportedly growing, the increase in parking may improve the flow of traffic throughout the site. For these reasons, staff can 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 establishment of a parking lot on APN 140-04-301-001 will facilitate the growth of the congregation of the place of worship and provide additional parking for the convenience store. The applicant is also providing more landscaping than what is required by Title-30, which will reduce the urban heat island effect in the area. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE, SUITE 414, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14004301001 & 14004301009

PROPERTY ADDRESS/ CROSS STREETS: E CRAIG RD / N LAS VEGAS BLVD

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM H-2 TO CG TO ALLOW FOR PARKING LOT WITH PROPOSED LANDSCAPE & SITE PER PLANS

PROPERTY OWNER INFORMATION

NAME: DEWAYNE MCCOY
ADDRESS: 6429 FULL MOON PEAK CT
CITY: NORTH LAS VEGAS STATE: NV ZIP CODE: 89084
TELEPHONE: 702-752-4840 CELL: _____ EMAIL: DSMCCOY.DM@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: MK ARCHITECTURE
ADDRESS: 50 E SERENE AVE UNIT 414
CITY: LAS VEGAS STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 702-449-7558 CELL: _____ EMAIL: MK.ARCHI.DRAFTING@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: MK ARCHITECTURE
ADDRESS: 50 E SERENE AVE UNIT 414
CITY: LAS VEGA STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 7024497558 CELL: _____ EMAIL: MK.ARCHI.DRAFTING@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.

Dewayne McCoy
Property Owner (Signature)*

DEWAYNE MCCOY
Property Owner (Print)

04/02/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-2S-0401

PC MEETING DATE _____

BCC MEETING DATE 07/16/25

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY JUD/DD

DATE 05/21/25

FEES \$1300.00

DATE 06/26/25

04 20, 2025

**Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155**

**Re: Justification letter for proposed land use change to be used as parking lot
APN#140-04-301-001 & 009**

To whom it may concern, we are submitting this letter for this application we are requesting :

-Design Review for the expansion of the use to the east (parking Lot installation)

-zone change from H-2 to CG application

as of now the the Lot (APN#140-04-301-001) is Vacant and was recently purchased by the Foundation Christian Center that own the adjacent lot (APN#140-04-301-009) & looking To Clean the Site & Use for proposed parking lot to accommodate additional parking for visitors of the existing buildings (C-store Restaurant & Church (place of worship)) ,We are not Constructing any new buildings / structures on the parcel we are utilizing existing Cross Access Easement Between the 2 Parcels and we will be utilizing existing trash enclosure

Zone change

Zone Change from H-2 to CG to Allow for parking lot
(in conjunction with the CG zoned property to the east) c-store,
Restaurant & Place of worship

Design Review

-to Allow for parking lot (expansion of property to the East) PER PLANS

-proposed landscape & site plan per plans

-TRASH ENCLOSURE WILL BE SHARED WITH ADJACENT PROPERTY (SAME OWNER) PER CODE 30.04-7

-SUSTAINABILITY will be met by - BIKE PARKING/ - WATER EFFICIENT LANDSCAPING / - LANDSCAPE BUFFER / -MOJAVE NATIVE PLANTS RESTORATION &

-Point system will be limited due to no building is being proposed. Sustainability points related to new landscaping. PROVIDED ON LANDSCAPE PLAN

Waiver of development standards

-for EV charging Stations & EV capable Spaces per 30.04.04(D)

-for increase in parking over 15% of the required amount per 30.04.04D (Percentage amount of parking increase of required parking amount is 30.2%)

General Summary:

APN: 140-04-301-001

Site acreage: 0.38

Project type: PARKING LOT

Zoning: H-2

We thank you in advance for your consideration of this application. Should you have any additional questions or concerns please feel free to contact me.

**Sincerely,
Dewayne Mccoy
702-752-4840
DSMCCOY.DM@GMAIL.COM**

08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700028-T-BIRD PLAZA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres.

Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action)

RELATED INFORMATION:

APN:

140-07-601-012; 140-07-601-018 through 140-07-601-020

EXISTING LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

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

PROPOSED LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3603 N. Las Vegas Boulevard
- Site Acreage: 7.01
- Existing Land Use: Existing shopping center and undeveloped property

Applicant's Justification

The applicant states the site has been operating as a commercial retail shopping center (Thunderbird Plaza) for several decades. The subject site consists of four parcels and is located on the northwest corner of Las Vegas Boulevard and Lamb Boulevard. The subject parcels have a land use designation of Business Employment (BE) with a small portion of the site at the northeast corner having a Mid-Intensity Suburban Neighborhood (MN) designation. The applicant indicates by changing the land use designation to Corridor Mixed-Use (CM) will help support a mix of retail, restaurants, office, and service commercial uses that already exist at this shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0237	Personal services (beauty salon) and permanent make-up	Approved by PC	July 2023
UC-22-0599	Personal service (beauty salon)	Approved by PC	December 2022
UC-0379-12	Allowed check cashing in an H-2 zone - expired	Approved by BCC	October 2012
ZC-0020-06	Reclassified this site to C-2 zoning and expansion of shopping center - expired	Approved by PC	April 2006
ZC-1511-05	Reclassified APN: 140-07-601-018 to C-2 zoning for retail building in conjunction with an existing shopping center	Approved by BCC	November 2005
UC-1443-00	Retail building	Approved by PC	October 2000
UC-0389-00	Allowed auto repair	Approved by PC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Business Employment	CG	Commercial building with gasoline sales
East	Business Employment	H-2	Convenience store & undeveloped
West	Public Use & Business Employment	P-F & H-2	Alexander Villas Park & a retail building

Related Applications

Application Number	Request
ZC-25-0430	A zone change to reclassify a portion of this site from H-2 to CG zoning is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies;

2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed Corridor Mixed-Use (CM) land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Corridor Mixed-Use (CM) land use category appropriate for this location. Several similar commercial centers exist along this portion of North Las Vegas Boulevard. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor, and Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the Corridor Mixed-Use (CM) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 3, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

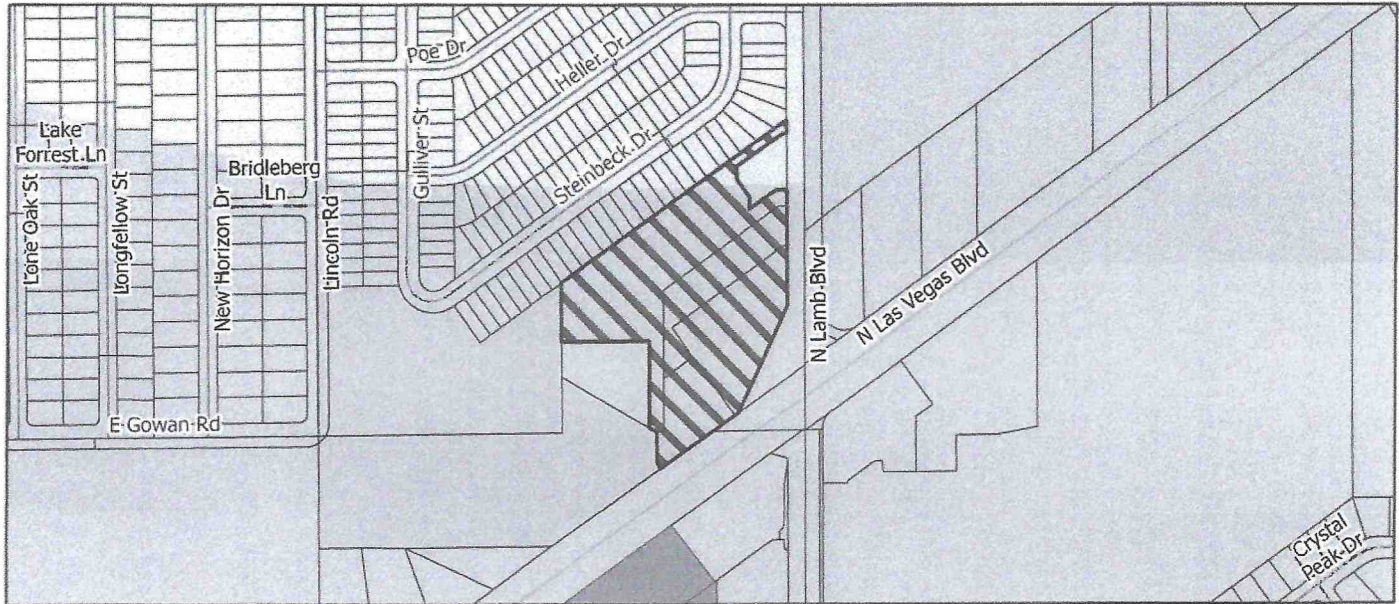
APPLICANT: T-BIRD PLAZA, LLC

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

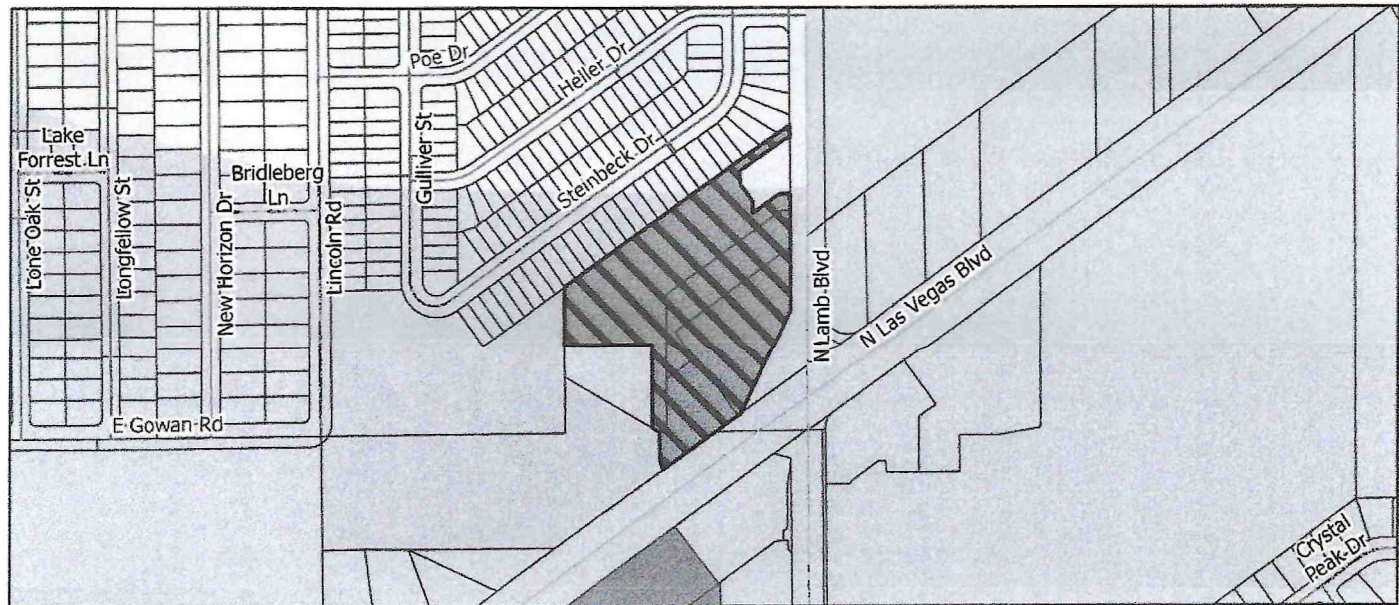
DRAFT

Planned Land Use Amendment PA-25-700028

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

Sunrise Manor Clark County, Nevada

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-07-601-012, 018, 019, & 020

PROPERTY ADDRESS/ CROSS STREETS: LV Blvd & Lamb, NWC

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use Amendment from BE & Mid-Intensity Suburban Neigh (MN) to CM

PROPERTY OWNER INFORMATION

NAME: T-BIRD PLAZA L L C

ADDRESS: 18501 COLLIER AVE STE B-106

CITY: LAKE ELSINORE

STATE: CA ZIP CODE: 92530

TELEPHONE: _____ CELL _____ EMAIL: mark.dix@tiltupsbysci.com

APPLICANT INFORMATION (must match online record)

NAME: T-BIRD PLAZA L L C

ADDRESS: 18501 COLLIER AVE STE B-106

CITY: LAKE ELSINORE

STATE: CA ZIP CODE: 92530 REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: mark.dix@tiltupsbysci.com

CORRESPONDENT INFORMATION (must match online record)

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

ADDRESS: 1055 Whitney Ranch Dr., Suite 210

CITY: Henderson

STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____

TELEPHONE: 702-435-9909 CELL _____ EMAIL: acole@gcgarciainc.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.

Signed by:

Mark Dix

Property Owner (Signature)*

Mark S. Dix as member of T-Bird Plaza, LLC

Property Owner (Print)

4/8/2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0430-T-BIRD PLAZA, LLC:

ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center.

Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action)

RELATED INFORMATION:

APN:

140-07-601-012; 140-07-601-019; 140-07-601-020

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3603 N. Las Vegas Boulevard
- Site Acreage: 6.16
- Existing Land Use: Existing shopping center and undeveloped property

Request

This is a zone change request to CG zoning with no plans submitted for an existing shopping center. There is an existing in-line building along the northern portion of the site as well as on-site improvements that have been installed. The remainder of the site is undeveloped. The subject site consists of four parcels, three of which require a zone change from H-2 zoning to CG zoning. Assessor's parcel number 140-07-601-018 is already zoned CG.

Applicant's Justification

A future land use application for specific development plans will be submitted at a later date on the undeveloped portions of the site. The property is situated in an area where adjacent land uses, and nearby zoning classifications support the change. These existing zoning districts demonstrate compatibility with the proposed change and underscore the appropriateness of extending CG to these properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0237	Personal services (beauty salon) and permanent make-up	Approved by PC	July 2023
UC-22-0599	Personal service (beauty salon)	Approved by PC	December 2022
UC-0379-12	Allowed check cashing in an H-2 zone - expired	Approved by BCC	October 2012
ZC-0020-06	Reclassified this site to C-2 zoning and expansion of shopping center - expired	Approved by PC	April 2006
ZC-1511-05	Reclassified APN: 140-07-601-018 to C-2 zoning for retail building in conjunction with an existing shopping center	Approved by BCC	November 2005
UC-1443-00	Retail building	Approved by PC	October 2000
UC-0389-00	Allowed auto repair	Approved by PC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Business Employment	CG	Commercial building with gasoline sales
East	Business Employment	H-2	Convenience store & undeveloped
West	Public Use & Business Employment	P-F & H-2	Alexander Villas Park & a retail building

Related Applications

Application Number	Request
PA-25-700028	Plan amendment to redesignate the site from the Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) 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 site itself has been operating with commercial uses for

several decades; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Furthermore, 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. The requested zoning will be compatible with the adjacent planned land uses, and nearby zoning classifications and underscore the appropriateness of extending CG to this property.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 3, 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:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: T-BIRD PLAZA, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-07-601-012, 018, 019, & 020

PROPERTY ADDRESS/ CROSS STREETS: LV Blvd & Lamb. NWC

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change to CG on only 140-07-601-012, 019, & 020

PROPERTY OWNER INFORMATION

NAME: T-BIRD PLAZA L L C

ADDRESS: 18501 COLLIER AVE STE B-106

CITY: LAKE ELSINORE

STATE: CA

ZIP CODE: 92530

TELEPHONE: _____

CELL _____

EMAIL: mark.dix@tiltupsbysci.com

APPLICANT INFORMATION (must match online record)

NAME: T-BIRD PLAZA L L C

ADDRESS: 18501 COLLIER AVE STE B-106

CITY: LAKE ELSINORE

STATE: CA

ZIP CODE: 92530

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: mark.dix@tiltupsbysci.com

CORRESPONDENT INFORMATION (must match online record)

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

ADDRESS: 1055 Whitney Ranch Dr., Suite 210

CITY: Henderson

STATE: NV

ZIP CODE: 89014

REF CONTACT ID # _____

TELEPHONE: 702-435-9909

CELL _____

EMAIL: acole@gcgarciainc.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.

Signed by:

Mark S. Dix

Property Owner (Signature)*

Mark S. Dix as member of T-Bird Plaza, LLC

Property Owner (Print)

4/8/2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



May 27, 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 CG
Las Vegas Blvd & Lamb, NWC APNs: 140-07-601-012, 019, & 020

Dear Sami:

On behalf of our client, T-Bird Plaza, LLC, please accept the attached justification letter and accompanying documents for a Zone Change for APNs: 140-07-601-012, 019, & 020 from General Highway Frontage District (H-2) with an AE-70 Overlay and an APZ-2 Overlay on the west half of the property to Commercial General (CG) with an AE-70 Overlay and the APZ-2 Overlay on the west half of the property. The subject site rezoning area consists of three parcels that are approximately 6.16 +/- acres total.

The majority of the subject site currently has a land use designation of Business Employment (BE) with approximately 10% of the northeast portion of the site having a Mid-Intensity Suburban Neighborhood (MN) designation. There is an accompanying request to this application to amend this to Corridor Mixed-Use (CM). The properties to the south and east are also designated BE. The properties to the north are BE and Mid-Intensity Suburban Neighborhood (MN) developed as single family residential. The property to the west is Public Use (PU) and is an existing County park.

ZONE CHANGE

A zone change is requested for APNs 140-07-601-012, 019, & 020 from the current General Highway Frontage District (H-2) with an AE-70 Overlay with an AE-70 Overlay and an APZ-2 Overlay on the west half of the property to Commercial General (CG) with an AE-70 Overlay and the APZ-2 Overlay on the west half of the property. While this request does not conform to the current Business Employment land use, it does conform with the proposed Corridor Mixed Use.

Zone Change Approval Criteria

- i. The proposal is consistent with the Clark County Master Plan.
The proposed zone change is consistent with the accompanying proposed change to the Master Plan for CM land use. The CM land use supports a mix of retail, restaurants, offices, service commercial, entertainment and other professional services. The proposed plan amendment that accompanies this request is consistent with the existing uses on the site, and the surrounding neighborhood.
- 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 CG would bring the zoning into compliance with the current code and the proposed Master Plan amendment. The proposed project complies with the applicable standards.



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. There is not a proposed development accompanying this request.

- 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.

There is an existing commercial center on the northern portion of the property with the southern portion having been vacant over the last 30 years. The proposed zoning will allow for additional compatible commercial goods and services to be developed on the vacant portion in the future, as well as making it easier for the existing center to bring tenants into long vacant suites. These uses will provide much needed services to the surrounding neighborhood, including Nellis AFB. There is a mix of commercial and industrial along Las Vegas Blvd, but as additional large scale industrial goes in, more workers are brought into the area that also need these supporting commercial services. 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 CG will bring the zoning district into compliance with the current Title 30 code. It is consistent with the accompanying land use plan amendment and will make it easier for vacant suites in the existing center to be tenanted. In addition, it will allow for additional future commercial development within the center that will revitalize the center and bring additional future goods and services that will benefit the surrounding area, including Nellis AFB.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0436-RODRIGUEZ MA DE JESUS TORRES & CISNEROS ALONDRA
ESMERALDA & SERGIO GERBERT:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between existing accessory structures; 2) reduce setbacks; and 3) increase the height of the front wall in conjunction with an existing single-family residence on 0.82 acres in an RS20 (Single-Family Residence RS20) Zone.

Generally located west of Sherwin Lane and north of Owens Avenue within Sunrise Manor.
TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

140-21-403-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the separation between an existing patio cover and the main residence to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).
b. Reduce the separation between an existing shed to the main residence to 5 feet when 6 feet is required per Section 30.02.04 (a 17% reduction).
c. Eliminate the separation distance between an existing shed and an existing shade structure where 6 feet is required per Section 30.02.04 (a 100% reduction).
d. Reduce the separation between an existing casita to an existing well house to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).
2. Reduce the side interior setback for an existing casita to 2 feet, 10 inches where 5 feet is required per Section 30.02.04 (a 43% reduction).
3. Allow an 8 foot high wall along a portion of the east property line where a maximum of 6 feet is permitted per Section 30.04.03 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1649 Sherwin Lane
- Site Acreage: 0.82
- Project Type: Setbacks and accessory structures
- Height (feet): 14 (primary residence)/ 14 (casita – accessory living quarters)/ 8 (shed #1)/ 7 (patio cover)/ 8 (well house)/ 6 (chicken coop #1)/ 6 (cow stall)/ 6 (shade structure)/ 6

- (chicken coop #2)/ 6 (chicken coop #3)/ 8 (shed #2)/ 4 (dog runner)/ 8 (wall along the southeast portion of the site – east property line)
- Square Feet: 1512 (primary residence)/ 827 (accessory living quarters)/ 64 (shed)/ 511 (patio cover)/ 64 (well house)/ 150 (chicken coop #1)/ 1222 (cow stall)/ 378 (shade structure)/ 520 (chicken coop #2)/ 400 (chicken coop #3)/ 64 (shed #2)/ 90 (dog runner)

Site Plans

The plans depicts an existing single-family residence on 0.82 acres. Access to the site is along the east property line adjacent to Sherwin Lane. Immediately west of the residence are the following existing accessory structures: a patio cover, shed #1, and a well house. The site plan also shows an existing casita (accessory living quarters) on the northwest corner of the site. The applicant also has a personal recreational vehicle (RV) that is stored on-site (west of the residence) and is unoccupied. In addition, the site plan also depicts agricultural accessory buildings such as chicken coops and cow stalls on the southwest corner of the site. An existing driveway is located along the north property line which allows access to the casita. Lastly, 2 access gates are located on the southeast and northwest corner of the site.

Elevations

The photos depict that most of the accessory structures are constructed of plywood except for chicken coop #1, the shade structure, and shed #2. Chicken coop #1 is 6 feet tall and made of plywood and with metal security wire attached. The shade structure is 6 feet tall and made from corten steel with a silver color. Shed #2 is 8 feet tall and made of out stucco material that has a grey color.

Shed #1 and the well house is 8 feet tall and made out of plywood. The patio cover is 7 feet tall and is made of plywood that is painted beige. The cow stall and chicken coop #2 are 6 feet tall and made out of plywood as well.

Photos also depict that the main residence and casita are made from stucco material and painted grey. As a result, all of the accessory structures, except for shed #2, are not architecturally compatible with the primary residence. Especially since the boundary walls along the north, south, and west property lines range between 4 feet in height and 6 feet in height and do not generally screen the structures from view.

Along the east property line (front yard) there is an existing block wall with decorative wrought iron fencing on top. The applicant is requesting a waiver of development standards to increase the wall height along the front yard (southeast portion of the site only) to 8 feet where a 3 foot wall within the front setback is the maximum allowed in a residential district. This vinyl wall extension is a beige color and is attached to an existing 3 foot high block wall (southeast portion of the site only).

Floor Plans

The existing primary residence has an overall area of 1,512 square feet. There is an existing casita (accessory living quarters) on the northwest corner of the site with an existing area of 827 square feet.

The following accessory structures have the following square footage:

- 64 (shed #1 adjacent to the main residence)
- 64 (shed #2 centrally located and north of shade structure)
- 511 (patio cover west of the main residence)
- 64 (well house southeast of the casita)
- 378 (shade structure centrally located south of shed #2)
- 90 (dog runner along the south property line)

The following agricultural accessory structures have the following square footage:

- 150 (chicken coop #1)
- 1,222 (cow stall)
- 520 (chicken coop #2)
- 400 (chicken coop #3)

Applicant's Justification

The applicant is applying for a waiver of development standard for the existing garage that was converted to a casita. There is an active Building Permit (BD21-03785). Also, the applicant is applying for a waiver of development standards for setbacks and separation distances for other various accessory structures on the property. This application will help close the active code enforcement on the property for building without a permit (CE-19-16937). No justification was provided for the waiver of development standards request to increase the wall height along the front (east) property line.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400116 (UC-20-0164)	First extension of time to allow non-architectural compatibility for all existing accessory structures - expired	Approved by BCC	October 2021
UC-20-0164	Allowed non-architectural compatibility for all existing accessory structures	Approved by BCC	April 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residences
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residences

Clark County Public Response Office (CCPRO)

CE-19-16937 is an active code enforcement violation for converting a garage to an accessory living quarters (casita) without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff normally does not approve reductions in setback and separation requirements. Additionally, setbacks and separations help preserve the appeal and integrity of a neighborhood as well as moderate adverse visual impacts. The casita and the additional accessory structures are located behind the residence and are not visible from the right-of-way; therefore, staff can support this request.

Waiver of Development Standards #3

Walls over 3 feet in height, are not allowed within the front 15 feet of the front property line/right-of-way. The intent of establishing maximum wall height within the front yard is to maintain a consistent standard along the street frontage. Staff is aware the request to increase the wall height is for security and privacy purposes. However, staff finds the height of the existing wall is inconsistent with the surrounding single-family residences and creates a canyon like effect.

Staff Recommendation

Approval of waivers of development standards #1a, #1b, #1c, #1d, and #2; denial of waiver of development standards #3.

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 with any extension of time to be a public hearing.
- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALONDRA CISNEROS

CONTACT: ALONDRA CISNEROS, 1649 SHERWIN LANE, LAS VEGAS, NV 89156

Justification Letter

Property Owner: Alondra Cisneros

Applicant: Alondra Cisneros

Site Address: 1649 Sherwin Ln Las Vegas NV 89156

Assessor's Parcel Number: 14021403016

Zoning District: RS 20

Planned Land use category: Land use permit.

To whom it may concern, I am applying for a waiver and a use permit for the casita built in my property without building permits, following to allow non-architectural compatibility for all existing structures and front access of casita to face the street. When my father purchased the home, the garage was existing with a building permit, on the side of the garage there was already a structure built for extra storage but that one had no permit therefore when the garage was converted into a casita it was less than 3 ft away from the neighbor's property line where 6 ft is required. There are no changes to the existing landscaping on our property, our single-family residence has the required two parking spaces on site.

The following land use application includes the following.

- 1) Reduce separation between patio cover and the main house to be 5 feet when 6 feet is required per Section 30.02.04
- 2) Reduce separation between shed to the main house to be 5 feet when 6 feet is required per Section 30.02.04
- 3) Eliminate separation between shed and shade structure when 6 feet is required per Section 30.02.04
- 4) Reduce separation between casita to the well to be 5 feet when 6 feet is required per Section 30.02.04
- 5) Eliminate setback for an access gate when 50 feet is required per Section 30.04.03.
- 6) Reduce setback for an access gate to be 40 feet when 50 feet is required per Section 30.04.03.

7) Increase the height of the front wall to be 8 feet when 6 feet is required when decorative per Section 30.04.03.

8) Waive the side setback for a casita to be 2 feet and 10 inches when 5 feet is required 30.02.04.

I am applying for the northwest along the well, access east west gate. And the shade/shed southwest. All the existing structures such as the well, the separation of the shed to the main house, the separation of the patio to the main house, the eliminate setback from the access gate, the reduce setback from access gate. All those structures were already built in the property when the home was purchased back in 2006.

There is an existing expired building permit # BD21-03785, CE-19-16937 building without a permit. Thank you.

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400070 (UC-23-0281)-LAKE MEAD CAPITAL MANAGEMENT, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.

DESIGN REVIEWS for the following: **1)** commercial center; and **2)** finished grade on 4.3 acres in a CG (Commercial General) Zone.

Generally located north of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/rk/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-610-066 through 140-20-610-070

USE PERMIT:

Reduce the separation from a vehicle wash to a residential use to the north to 60 feet where 200 feet is required per Table 30.44-1 (a 70% reduction).

DESIGN REVIEWS:

1. Commercial center.
2. Increase finished grade to 48 inches (4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Commercial center
- Number of Stories: 1
- Building Height (feet): Up to 31
- Square Feet: 4,814 (vehicle wash)/9,273 (three restaurants w/drive-thru)
- Parking Required/Provided: 96/109

Site Plan

The original plans depict a commercial center that is 14,087 square feet with a total of 4 buildings consisting of a car wash and 3 restaurants with drive-thru service. The buildings are

centrally located on the site with parking and drive aisles shown near the perimeter of the development. Two access points are provided from Lake Mead Boulevard to the south. A portion of the drive-thru lane for 1 of the pad sites are double stacked to allow for more queuing. Minimum building setbacks are as follows: 83 feet from the north property line, 17 feet from the west property line, 94 feet from the east property line, and 54 feet from the south property line (Lake Mead Boulevard).

To the north is a mix of R-E and M-D zoned properties which are planned for Business Employment uses. The building/tunnel of the car wash is located 100 feet to the south of the north property line. The closest portion of the car wash to the north property line are the canopies and pay-point structure, which are 60 feet from the north property line.

Landscaping

Street landscaping consists of a 15 foot wide landscape area behind an existing attached sidewalk along Lake Mead Boulevard. A 10 foot wide landscape area with a double row of off-set trees are shown along the north property line. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint.

Elevations

The height of the restaurant buildings from west to east respectively are up to 24 feet high for the 2 centrally located restaurant buildings and the Starbucks building on the eastern portion of the site is up to 20 feet high. The building materials for all the buildings consist of painted stucco in contrasting and complementary colors with design accents that include brick veneers, E.I.F.S and painted metal awnings, doors, and windows with reflective glass with low E glazing to include complementary and contrasting colors with aluminum store front windows and doors.

Floor Plan

The vehicle wash is located on the western portion of the site and is 4,814 square feet. From west to east, the plans for the 3 restaurants buildings are as follows: 3,600 square foot, 4,400 square foot and on the easternmost portion, a restaurant/coffee shop (Starbucks) consisting of 1,273 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0281:

Comprehensive Planning

- Per revised plans presented at the meeting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

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 #0208-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they have been working diligently to secure the financing required to commence construction of the project. Therefore, they are asking for a 3 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0281	Original application for a vehicle wash within a proposed commercial center	Approved by BCC	July 2023
WC-23-400077 (ZC-0893-02)	Waiver of conditions of a zone change requiring store fronts to face the street, buildings shall be grouped per plans and a 10 foot high screen wall for a loading area	Approved by BCC	July 2023
DR-0241-08	Shopping center consisting of 44,600 square feet of commercial usage - expired	Approved by PC	April 2008
ZC-0893-02	Shopping center totaling 32,000 square feet, center consisted of 2 in-line retail buildings, restaurant, and fast food restaurant with drive-thru	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 & IP	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Public Use & Corridor Mixed-Use	PF & CG	Monaco Middle School & shopping center
East	Corridor Mixed-Use	CG	Commercial building
West	Business Employment	IP	Vehicle sales

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Given this is the first extension of time and the applicant is still securing the financing required to commence the project; staff can support this request for 3 additional years.

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until July 19, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion

within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANDREW SOBEL

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-610-066, 067, 068, 069 & 070

PROPERTY ADDRESS/ CROSS STREETS: Lake Mead Drive & Nellis Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

EXTENSION OF TIME (UC-23-0281)

PROPERTY OWNER INFORMATION

NAME: LAKE MEAD CAPITAL MANAGEMENT LLC

ADDRESS: 3755 BREAKTHROUGH WAY, STE 250

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89135

TELEPHONE: N/A

CELL N/A

EMAIL: JKENNEDY@JAKREC.COM

APPLICANT INFORMATION (must match online record)

NAME: ANDREW (DREW) SOBEL

ADDRESS: 530 NEW LOS ANGELES AVENUE, STE 115-117

CITY: MOORPARK

STATE: CA

ZIP CODE: 93021

REF CONTACT ID # _____

TELEPHONE: _____

CELL 310-963-4100

EMAIL: DREW@MASSEQ.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: JAY BROWN/LEBENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 173835

TELEPHONE: 702-598-1429

CELL 702-561-7070

EMAIL: LOHENE@BROWNLAWLV.COM

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

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


Property Owner (Signature)

Lake Mead Capital Management, LLC
JOSEPH A. KENNEDY, MANAGER
Property Owner (Print)

04-09-25
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Brown, Brown & Premsrirut

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

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

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

June 10, 2025

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

Re: Owner: Lake Mead Capital Management LLC
Project: Commercial Center
Justification Letter – First Extension of Time (APR-25-100514)
Application Number: (UC-23-0281)
Assessor's Parcel Number: 140-20-610-066 through 120-20-610-070

To Whom It May Concern:

On behalf of our Client, Lake Mead Capital Management LLC, please accept this justification letter for a request for the first extension of time for an approved commercial center consisting of a vehicle wash establishment and three (3) restaurants with drive-through windows. The project is on a total of 4.3 acres and is located on the north side of Lake Mead Boulevard and 500 feet west of Nellis Boulevard.

This extension of time request is required because the project has not commenced based on financing and other avoidable issues that have increased the construction costs of the approved project. This request is for a three (3) year extension of time to allow adequate time to submit all the required Technical Studies, submit and complete the mapping process to combine the lots and re-subdivide into the desired pad sites and obtain all required building permits to commence and complete the project. The application (UC-23-028) was originally approved on July 19, 2023, with a condition for two (2) years to commence being July 19, 2025.

The three (3) year extension of time to commence the project is necessary to secure financing, partners and tenants for the project and complete all the required technical and permitting requirements. The request is to allow until July 19, 2028, to commence and completion project.

This is the first extension of time for the project and the applicant is working diligently to secure the financing required to commence construction of the project.

The request for a three (3) year extension of time is to ensure that there is enough time to allow for all the required studies and permitting processes to commence the project.

We appreciate your review and consideration of the application, and the time requested.

LAW OFFICE

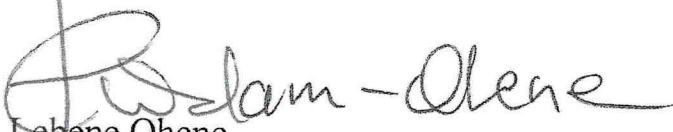
Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Please contact me if you have questions or concerns with the application.

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in dark ink, appearing to read "Lebene Ohene". The signature is fluid and cursive, with a large initial "L" and "O".

Lebene Ohene

Land Use and Development Consultant

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0457-OI-LINDBROOK BETTY, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive off-site improvements (sidewalks); and 3) alternative driveway geometrics.

DESIGN REVIEW for an outdoor storage and display facility with an accessory warehouse on 4.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-1) Overlay.

Generally located west of Betty Lane and south of Alto Avenue within Sunrise Manor.
MK/mh/kh (For possible action)

RELATED INFORMATION:

APN:

140-16-301-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the number of shrubs along Betty Lane where 1 large tree and 3 shrubs are required every 30 feet per Section 30.04.01D.
- b. Eliminate the landscape strip for portions along Betty Lane where a 6 foot wide landscape strip is required when curb, gutter, and sidewalk are not installed per Section 30.04.01D.
2. Waive off-site improvements (sidewalks) along Betty Lane where required per Section 30.04.08C.
3. a. Eliminate driveway radius for the north driveway where a minimum 25 foot radius is required per Section 30.04.08 and Uniform Standard Drawing 225.
- b. Eliminate throat depth for the north driveway where a minimum 25 foot throat depth is required per Section 30.04.08 and Uniform Standard Drawing 225.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2775 Betty Lane
- Site Acreage: 4.77
- Project Type: Outdoor storage and display
- Number of Stories: 2 (accessory warehouse building)

- Building Height (feet): 18 (accessory warehouse building)
- Square Feet: 5,530 (accessory warehouse building)
- Parking Required/Provided: 11/11
- Sustainability Required/Provided: 7/2.5

History & Site Plan

The site was originally approved for a machine shop via UC-1943-94 in January 1995 and reapproved for the same use via UC-0245-96 in March 1996; however, both of these applications have since expired. According to the applicant, several buildings have been added to the site without land use approval or building permits, which will be removed. The applicant is proposing to use the site for outdoor storage and display, with the existing building to be used as an office-warehouse space.

The plans depict an outdoor storage with an accessory warehouse building, with the site being accessed via 2 commercial driveways along Betty Lane. The warehouse is 5,530 square feet and is set back 22 feet from the east property line and 40 feet from the north property line. The outdoor storage area is located behind the building. A 24 foot wide paved access road wraps around the site, allowing vehicles to navigate to and around the outdoor storage area. The parking area is located to the east of the building along the east property line, with a 5 foot wide pedestrian pathway leading from the north end of the parking area to the building entrance. The site features adequate parking based on the Title 30 requirements for outdoor storage and display. A proposed 9 foot high screened security fence is located along the east side of the property. An existing 6 foot high chain-link fence is located along the north, south, and west property lines. A proposed trash enclosure is located along the south side of the site, set back 10 feet from the south property line.

Landscaping

The plans depict a street landscape area ranging from zero to 22 feet in width along Betty Lane, consisting of medium trees, shrubs, and groundcover. The parking area features landscape islands with medium trees in compliance with Title 30 standards. A waiver is required to eliminate the width of the landscape strip for portions along Betty Lane, as well as to reduce number of shrubs provided along Betty Lane.

Elevations

The plans depict an existing 18 foot high nondecorative, concrete and metal building with a curved roof. Doors are located on the north and south sides of the building, and an overhead roll-up door is also located on the south side of the building.

Floor Plans

The plans depict an entry corridor in the front of the building, two offices, restrooms, and a large open area occupying the majority of the building interior. A mezzanine is located on the second level, featuring a deck and mechanical room.

Applicant's Justification

The applicant states that the site was previously approved and developed in 1996 as an industrial use (machine shop) with outdoor storage. At some point after the machine shop closed, multiple

buildings and structures were constructed on the site. As part of this project all the unpermitted buildings and structures will be removed from the site leaving only the approved and built prefabricated building. The outdoor storage will be located behind the building and will not obstruct pedestrian walkways. The reduced landscaping is due to limited space for shrubs because of the utility boxes and sight visibility zones. The lack of a sidewalk along Betty Lane is consistent with the industrial development in the area, which features very limited pedestrian traffic. The north driveway cannot comply with design standards due to the location of the building, and is requested to remain in the same location as previously approved.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0678-13	Towing service company	Approved by PC	December 2013
UC-0245-96 (WC-0040-03)	Waiver of conditions of a special use permit requiring full off-site improvements	Approved by PC	April 2003
UC-0245-96	Machine shop with a variance to waive a portion of the on-site paving - expired	Approved by PC	March 1996
UC-1943-94	Machine shop with a variance to waive a portion of the on-site paving - expired	Approved by PC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (APZ-1 & AE-75)	Outdoor storage
South	Business Employment	IP (APZ-1, AE-70, & AE-75)	Outdoor storage
East	Business Employment	IL (APZ-1, AE-70, & AE-75)	Outdoor storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the subject site has historically featured industrial uses and that outdoor storage is an existing primary use on many properties in the surrounding area, making the subject site suitable for outdoor storage as a primary use. The outdoor storage will be located in the rear of the site, behind the accessory warehouse building, while also being screened from the right-of-way by a 9 foot high screened security fence. The proposed use is compatible with other industrial developments in the area. Therefore, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the request to reduce street landscaping along Betty Lane is a self-imposed hardship that can be resolved by redesigning the site. Specifically, the parking area can be shifted or relocated elsewhere on the site to provide sufficient space for all required landscaping to be installed in accordance with Title 30 standards. Therefore, 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 will feature some improvements, including driveways, pavement, landscaping, and fencing, creating a more desirable appearance while ensuring the site can be safely accessed and maintained. Staff understands that the accessory nondecorative metal and concrete building does not meet the design standards of the current Title 30. The exterior of the building could be upgraded and enhanced. Additionally, staff has concerns about the reduced street landscaping and increased fence height within the front setback. The site could feasibly be designed to accommodate the required landscaping, which would further enhance the site while also mitigating the impact of the outdoor storage. Since staff cannot support the waivers of development standards, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to waive sidewalks along Betty Lane provided the applicant participates in the Special Improvement District (SID) improvement project.

Waiver of Development Standards #3

Staff cannot support the reduction in driveway radius and throat depths for the driveways along Betty Lane, as this is a self-imposed hardship that could be addressed with a site redesign. There is adequate space to install a commercial curb return driveway. Additionally, the reduced throat depths for all driveways will create stacking in the right-of-way. Furthermore, when the driveway gates are closed, there will not be sufficient room for vehicles to turn around, increasing the potential for collisions.

Staff Recommendation

Approval of the use permit and waiver of development standards #2; denial of waivers of development standards #1 and #3 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

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: OPEN INDUSTRIAL

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-16-301-008

PROPERTY ADDRESS/ CROSS STREETS: 2775 Betty Land/Betty Lane and Alto

DETAILED SUMMARY PROJECT DESCRIPTION

The request is for outdoor storage as a primary use.

PROPERTY OWNER INFORMATION

NAME: OI-Lindbrook Betty LLC C/O Peter Shkreli

ADDRESS: 2 Bethesda Metro Ctr #500

CITY: Bethesda

STATE: MD ZIP CODE: 20814

TELEPHONE: _____ CELL _____ EMAIL: peter@openindustrial.com

APPLICANT INFORMATION (must match online record)

NAME: OI-Lindbrook Betty LLC C/O Peter Shkreli

ADDRESS: 2 Bethesda Metro Ctr #500

CITY: Bethesda

STATE: MD ZIP CODE: 20814 REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: peter@openindustrial.com

CORRESPONDENT INFORMATION (must match online record)

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

ADDRESS: 1055 Whitney Ranch Drive suite 210

CITY: Henderson

STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____

TELEPHONE: 702-435-9909 CELL _____ EMAIL: acole@gcgarciainc.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)*

Peter Shkreli

Property Owner (Print)

3.6.2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



May 7, 2025

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

RE: Justification Letter- Special Use Permit for Outdoor Storage, Design Review and Waivers of Development Standards- APN #: 140-16-301-008

Dear Sami:

On behalf of our client, OI-Lindbrook Betty LLC, please accept the attached justification letter and accompanying documents for a Special Use Permit for Outdoor Storage as a primary use, Design Review and Waivers of Development standards. The subject site is a single parcel on approximately 4.77+/- acres APN 140-16-301-008. This site is located on the southwest corner of Alto Ave & Betty Lane (2775 Betty Ln).

The subject site has a Land Use designation of Business Employment (BE). All the surrounding sites have the same B-E Land Use designation. This site is zoned Industrial Park (IP) with an Airport Environs Overlay (AE-75) and (APZ-1). The property to the south is also zoned IP with an AE-75 and APZ-1 Overlays and has existing outdoor storage. The properties to the north, west and east across Betty Ln are zoned Industrial Light (IL) with the (AE-75) and (APZ-1) Overlays. All these surrounding properties have also been developed with existing outdoor storage.

DESIGN REVIEW

The site was previously approved and developed in 1996 as an industrial use (machine shop) with outdoor storage. The machine shop and outdoor storage were in operation and use until 2012. At some point after the machine shop closed multiple buildings and structures were constructed on the site. As part of this project all the unpermitted buildings and structures will be removed from the site leaving only the approved and built prefab quonset hut remaining.

The existing quonset hut is 5,530 SF with a height of approximately 17.4 FT. Inside are a couple of offices and restrooms with the remainder of the space open. There is also a small mezzanine on the inside that serves as a mechanical room. No changes to the existing quonset hut are proposed.

The remainder of the site or approximately 2.5 acres, behind the quonset hut will be used for outdoor storage. This portion of the site was previously approved for outdoor storage and has existing recycled asphalt/ gravel. The proposed project will put a 24 FT wide paved driveway around the area that will be outdoor storage.



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

The project will move the existing parking, which is currently against the front of the building, to up against the roadway. The project will provide 11 parking spaces where 11 spaces are required. No EV capable or EV installed is required nor is it proposed as the site does not exceed 100 parking spaces.

There will also be a new trash enclosure on the south side of the property.

The project will replace the existing fence along Betty Ln with a new 9 FT security fence (8 FT screened fence with 1 FT security wire). The other existing fences surrounding the property will remain. There will be two gates, one for each of the existing driveways. Both gates are set back 28 FT from the property line and will remain open during business hours. The north driveway will be one way (ingress) only. The south driveway will be both ingress and egress. This will allow for onsite circulation as needed through the outdoor storage yard without utilizing the public right of way. The onsite paved access road will also allow for two-way traffic.

The half-street, curb and gutter will be constructed as part of the project. No sidewalk is proposed, a waiver will be requested. The existing driveways will remain where they are currently located. The south driveway will be updated to meet standard drawing 225. The north driveway will meet the standard on the south side, but not on the north side of the drive. The existing driveway is against the north property line. If the driveway were moved south to meet the current standard it would line it up with the existing building and make it extremely difficult for any trucks to access the back portion of the site given the turning radius that may be needed and the proximity of the building to the front of the site. In addition, the driveways currently meet the 200 FT separation, however if moved they would not, and it would place the driveway closer to the driveway across Betty Ln, which could potentially cause conflict. A waiver is requested for the driveway radius to allow the modified design. A waiver of the throat depths will also be requested.

The proposed project includes landscaping along Betty Ln which proposes an alternative landscape design. There are multiple existing and new utility boxes as well as the proposed parking along Betty Ln. The trees will be pushed back to be outside of the site visibility zones and still meet the 11 required trees with an average of 20 FT O.C. However, due to the tree locations there will be fewer than the required number of shrubs.

The building that will remain was built prior to the sustainability required by code section 30.04.05.J. There are no changes proposed to the existing building and as such it doesn't meet the sustainability requirements. The new landscape that is proposed is able to achieve 2.5 points, but not the minimum seven.

A tenant is not currently in place. It is anticipated that the requested outdoor storage will be utilized for heavy equipment, connex boxes, or something similar. This is similar to the surrounding outdoor storage that is existing around the site and within the general area. The site will not be utilized for a tow or salvage yard.

Design Review Approval Criteria 30.06.05.B

- (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area

The proposed development is compatible and harmonious with adjacent development and the development in the area. The surrounding areas have been developed with industrial uses that are mostly comprised of outdoor storage.

- (2) Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

The elevations and design characteristics are not unsightly in appearance. The building that is onsite is existing and suitable for the industrial area it is in. The proposed trash enclosure will match the existing building.

- (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 adjacent property. The driveways exist, and the majority of traffic circulation will be on-site.

SPECIAL USE PERMIT

Per code section 30.03.07.D(4) outdoor storage is a conditional use in the IP district if it meets the conditions below. A Special Use Permit is required for the project as outdoor storage will be the primary use on the site.

- (a) Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02, Zoning Districts. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8'-high screened fence or wall.- **MEETS**
- (b) Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall.- **MEETS**
- (c) Outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts.-**MEETS**
- (d) In the IP district, shall be accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways. -**NOT MET outdoor storage will be the primary use; however it will be behind the primary building and will not obstruct pedestrian walkways.**

Special Use Permit Approval Criteria 30.06.05.D

- (2) The proposed use shall be in harmony with the purpose, goals, objectives, and standards of the Master Plan and this Title.

The proposed project will be in harmony with the purpose, goals, objectives and standards of the Master Plan and this Title.

- (3) The proposed 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

The proposed use will not result in substantial or undue adverse effects on the adjacent property, neighborhood or traffic conditions. The project as proposed is similar to existing development in the area. The site was previously approved and used in a similar manner. The project will improve the public right of way by adding the half street improvement, curb and gutter.

- (4) The proposed use will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed project will occupy a previously approved and existing building. The majority of the site will be outdoor storage. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden.

WAIVER OF DEVELOPMENT STANDARDS

As a part of this application the four Waivers of Development Standards below are requested.

- 1. A request to allow reduced street landscaping along Betty Lane where required per section 30.04.01D.**

The project site currently exists without any street landscaping. The project proposes putting in all of the required trees, however only installing 8 of the 33 shrubs required. The location of the existing utility boxes, new RPPA and the site visibility zones limit the available locations for landscape. Placing all the required trees doesn't allow enough space to also place all the required shrubs. For this reason, a waiver is requested.

- 2. A request to allow a setback of 0 FT for a 9FT security fence within the front setback where 20 FT is required per code section 30.04.03B**

There is an existing approved security fence on the property line for the site. The old security fence will be replaced with a newer 9 FT security fence that will better meet the code. The fence will be setback at varying distances throughout the front setback due to the proposed parking spaces that will be along the east property line or "front" of the site. In some locations it will meet the setback (behind the landscape areas) and in others it will be on the property line (in front of parking spaces). The current code requires that a fence be located outside of the front setback area, therefore a waiver is requested to allow the new security fence to replace the existing one.

- 3. A request for no sidewalk where a detached sidewalk is required per code section 30.04.08.C.5(ii).**

There are no existing sidewalks on Betty Ln from Cheyenne to just before Carey Ave. The area has been developed as industrial with little to no pedestrian traffic along the right of way. The half streets as well as the curb and gutter will be put in to mitigate storm water flows. As such the request is compatible with the existing development in the area.

- 4. A request to allow a driveway radius of 0 FT on the north side of the north driveway where a radius of 25 FT is required per USD 225**

The site has existed for approximately 30 years and was previously approved under UC-0245-96. This includes the existing driveway on the north which is

proposed as inbound only for this project. The inability to realign the driveway is due to the existing building and its proximity to the property line. If the driveway were pushed south it would place it in front of the building where there is already a 20 FT pinch point between the building and the parking spaces. If the driveway were placed there it wouldn't allow enough turn radius for a truck to pull in and then turn to get into the gate leading back into the storage yard. In addition, if the driveway were relocated further south it would no longer meet the distance separation from the south driveway. For this reason, we request that the waiver be approved to allow the driveway to remain where and how it was previously approved for the north half only.

5. A request to allow a throat depth of a minimum of 0 FT where a minimum of 25 FT is required per USD 221.1

The site was approved and has existed for approximately 30 years. The driveways exist, and the current site doesn't have any offsite improvements. The proposed project will put in most of the off-sites and improve the existing driveways. The north drive is requested to remain a pan on the north side with a 0 throat depth; however, it is 28 FT from the drive to the gate. The south side of the north driveway will have a 15 FT throat depth, but the practical throat depth to the first parking space is 21 FT. The south driveway has a 15 FT (north side) and 20 FT (south side) throat depth as well. The practical throat depth on the south driveway is 20.50 FT (north side) and 23 FT (south side). In the cases of both driveways the practical throat depths are near the requirement with only 13 parking spaces planned for the site.

Waiver of Development Standards Approval Criteria 30.06.06.F

- (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 areas adjacent to the property will not be affected in a substantially adverse manner. The site was previously approved and existing. The requested waivers are to allow many of the existing conditions to remain, or as part of improvements that will help to bring the site into greater conformance with the current code.

- (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 materially affect the health and safety of persons in the immediate vicinity and will not be materially detrimental to the public welfare. As previously stated, the waivers requested are for many of the conditions that currently exist on the site, and to allow improvements of the site that will improve public welfare.

- (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

Approval of the requested waivers will be in harmony with the general purpose, goals, objective and standards of the Master Plan and this Title. It will bring an existing site into greater conformance with the current code, as well as removing unpermitted buildings and structures. It will revitalize a site that has been left unused for several years.

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

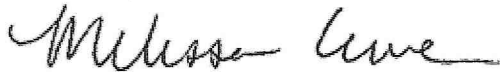
The proposed project will occupy a previously approved and existing building. The majority of the site will be outdoor storage. As such the project will be adequately served by public improvements, facilities and services and will not impose an undue burden

SUMMARY JUSTIFICATION:

The outdoor storage as a primary use is consistent with the development adjacent to the site and the overall surrounding area. The project will help revitalize this vacant building and bring the existing site into greater conformance with the current code. The proposed off-site improvements and the addition of landscape will be a visual improvement for this portion of Betty Ln and align the site more closely with the vision for the area.

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 cursive script, appearing to read "Melissa Eure".

Melissa Eure
President

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0431-CABRERA ESWIN:

ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-07-103-005

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2506 Stratford Avenue
- Site Acreage: 0.54
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for IP zoning is appropriate since properties to the south and west are already zoned IP and the properties to the north and east are planned for Business Employment (BE) uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20	Single-family residential
South	Business Employment	IP	Office/warehouse development & outdoor storage
West	Business Employment	IP	Undeveloped & single-family residential

Related Applications

Application Number	Request
UC-25-0432	A use permit, waivers of development standards, and design review for outdoor storage and display 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 zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The adjacent and abutting properties to the south and west are already zoned IP. Although the adjacent properties to the north and east are zoned RS20, the properties are planned for Business Employment (BE) uses. Additionally, based on aerial photos, it appears the adjacent properties to the north and east are also being used for outdoor storage. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities as the site is near I-11. For these reasons, staff finds the request for IP zoning is appropriate for this location.

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:**Clark County Water Reclamation District (CCWRD)**

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

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ESWIN CABRERA

CONTACT: JPL ENGINEERING INC., 6725 S. EASTERN AVENUE, UNIT 5, LAS VEGAS,
NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-103-005

PROPERTY ADDRESS/ CROSS STREETS: 2506 Stratford Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change to IP for outdoor storage for a
Landscape Company

PROPERTY OWNER INFORMATION

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

REF CONTACT ID # 2000566574

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James Lopez

ADDRESS: 6725 S Eastern Ave #5

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # JPL Engineering Inc.

TELEPHONE: (702) 898-6269 CELL (702) 355-0163 EMAIL: James@jplengineeringinc.com 125395

*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)

Eswin E. Cabrera Jordan
Property Owner (Print)

2/5/2025
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☒ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) 20-25043

PC MEETING DATE _____

BCC MEETING DATE 2-6-25

TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY MH

DATE 2-29-25

FEES 11,200

DATE 2-10-25



April 30, 2025

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

RE: Zone Change to IP from RS20
APR 25-100297
APN: 161-07-103-005
2506 Stratford Ave Las Vegas, NV 89121

Dear Staff:

On behalf of the applicant, Eswin Cabrera, JPL Engineering, Inc. respectfully submit a zone change to IP to outdoor storage for the above referenced 0.54-acre parcel. The property will be used for outdoor equipment storage for a landscape maintenance company, *Top Notch Landscape Maintenance*, owned by the applicant.

Zone Change-

We are requesting a zone change to Industrial Park (IP) form Residential Single Family (RS20) to for outside storage. The property is located within the Sunrise Manor Planning Area with designated Business Employment (BE) Land Use and currently zoned low intensity residential single family (RS20). Refer to the Site exhibit included herein. Equipment storage and vehicular parking is are permitted conditional use with IP zoning.

Adjacent Zoning-

Direction	Parcel	Zoning	Planned Land Plan
West	161-07-110-029	IP	BE
	161-07-110-028		
South	161-07103-015	IP	BE
East	161-07-103-015	RS20	BE
North	161-07-103-022	RS20	BE

Note the following:

- There is no onsite auto, truck or commercial vehicle repair.
- Hours of operation are from 6 am to 3pm from May to September and 8 am to 5 pm October through April.
- There are up to 8 employees seasonally (summer months) of which 5 will access the site on a regular basis.



ENGINEERING•ENVIRONMENTAL•SURVEY
DESIGN•BUILD•CONSTRUCTION

The adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. The Adjacent parcels to the west and to the south are already IP.

For these reasons, we respectfully request Rezone from (RS20) to IP zoning.

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez

JPL Engineering, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0432-CABRERA, ESWIN:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) modify residential adjacency standards; 3) waive off-site improvements (curb, gutter, and sidewalks); and 4) allow residential pan driveways.

DESIGN REVIEW for an outdoor storage and display facility on 0.54 acres in an IP (Industrial Park) Zone.

Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor.
TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-103-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate landscape buffer along the north and east property lines where a 15 foot wide landscape buffer consisting of a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C.
- b. Allow an 8 foot high screened fence along the north and east property lines where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. a. Allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E.
- b. Allow higher activity areas of development (circulation, loading and delivery area) adjacent to a residential district where not permissible per Section 30.04.06G.
3. Waive partial off-site improvements (curb, gutter, and sidewalks) along Stratford Avenue where required per Section 30.04.08C.
4. Allow residential pan driveways where commercial curb return driveways are required per Section 30.04.08 and Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2506 Stratford Avenue
- Site Acreage: 0.54

- Project Type: Outdoor storage
- Parking Required/Provided: 3/3
- Sustainability Required/Provided: 7/2

Site Plans

The plans depict an outdoor storage and display site accessed from Stratford Avenue via a pair of two-way driveways. Each driveway has an access gate that is set back 25 feet from the front property line, and both access gates will remain open during business hours. A 3 foot high screen wall with a 3 foot high wrought iron fence on top is proposed along the west side of the site, set back 20 feet from the front property line. An 8 foot high screened chain-link fence is proposed along the side and rear property lines. The rear of the site will be used to store storage containers, each of which will be 320 square feet. The northeast corner of the site will be used as an equipment staging area. Parking is provided along the west property line and meets the requirements of Title 30.

Landscaping

The plans depict a 15 foot wide street landscape area along Stratford Avenue, consisting of large trees and shrubs in compliance with Title 30 standards. The parking area features an additional large tree, meeting the requirements of Title 30.

Elevations

The photos provided depict typical storage containers to be stored on-site, which will be constructed of metal, with the following dimensions: 8 feet wide, 40 feet long, and 8 feet high.

Applicant's Justification

The applicant states the outdoor storage will consist of vehicle parking and storage containers to secure landscape maintenance equipment. Outdoor storage is consistent with the overall development of the area and the small site will minimize the impact of the use. The adjacent properties to the north and east have a planned land use designation of Business Employment, with the expectation that they will eventually be rezoned to IP to match the surrounding properties. Lastly, Stratford Avenue is a non-standard public right-of-way that is only 40 feet in width, so full off-site improvements and commercial curb return driveways are not viable for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20	Single-family residential
South	Business Employment	IP	Office/warehouse development & outdoor storage
West	Business Employment	IP	Undeveloped & single-family residential

Related Applications

Application Number	Request
ZC-25-0431	A zone change to reclassify the site from RS20 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

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 outdoor storage is an existing use on many properties in the surrounding area, making the subject site potentially compatible for outdoor storage as a primary use. However, staff is concerned with the lack of buffering and screening along the north and east property lines, which are adjacent to residential properties. The provision of buffering and screening in accordance with Title 30 standards would help mitigate the intensity and impact of the proposed outdoor storage, and the site as proposed may have adverse effects on the adjacent residences. Therefore, 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.

Waivers of Development Standards #1 & #2

Staff finds that the Title 30 requirements of a 15 foot wide landscape area with a double row of evergreen trees and an 8 foot high decorative screen wall along the north and east property lines would provide critical mitigation and protection for the adjacent residential properties. The northeast corner of the site, which is the closest to the adjacent residences, is proposed to be used for equipment staging. Staff finds that the lack of a screen wall along the north and east property lines will adversely affect these residences, particularly because of the proximity of the equipment staging. The applicant's decision to waive these standards constitutes a self-imposed

hardship that will also negatively impact adjacent property owners. Therefore, staff cannot support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 will feature some improvements, including driveways, pavement, landscaping, and fencing, creating a more desirable appearance while ensuring the site can be safely accessed and maintained. However, staff is concerned that the lack of buffering and screening adjacent to the residential development will have significant adverse effects on the residences to the north and east. The site could feasibly be designed to accommodate the required buffering and screening, which would mitigate the impact of the outdoor storage. Since staff cannot support the use permit or waivers of development standards, staff also cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install off-site improvements on Stratford Avenue when there are existing improvements to the north of the site. The site is a raw parcel located in an area that is changing, and off-site improvements will be imperative with future growth. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #4

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. Furthermore, the site has sufficient area to install commercial curb return driveways. 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:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: ESWIN CABRERA

CONTACT: JPL ENGINEERING INC., 6725 S. EASTERN AVENUE, UNIT 5, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-103-005

PROPERTY ADDRESS/ CROSS STREETS: 2506 Stratford Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change to IP for outdoor storage for a
Landscape Company

PROPERTY OWNER INFORMATION

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: Nv ZIP CODE: 89104

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Eswin Eliud Cabrera Jordan

ADDRESS: 4325 E Baltimore Ave

CITY: Las Vegas

STATE: Nv ZIP CODE: 89104 REF CONTACT ID # 2000566574

TELEPHONE: _____ CELL (702) 604-7208 EMAIL: Eswincabrera1966@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James Lopez

ADDRESS: 6725 S Eastern Ave #5

CITY: Las Vegas

STATE: Nv ZIP CODE: 89119 REF CONTACT ID # JPL Engineering Inc.

TELEPHONE: (702) 898-6269 CELL (702) 355-0163 EMAIL: James@jplengineeringinc.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)

Eswin E. Cabrera Jordan
Property Owner (Print)

2/5/2025
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
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APPLICATION # (s) UC-15-0432

ACCEPTED BY MH

PC MEETING DATE _____

DATE 5-28-25

BCC MEETING DATE 8-6-25

FEES \$1,800

TAB/CAC LOCATION Summit Manor

DATE 7-10-25

May 19, 2025

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

RE: Design Review and Use Permit with Waiver of Conditions and Development Standards
APR 25-100297
APN: 161-07-103-005
2506 Stratford Ave Las Vegas, NV 89121

Dear Staff:

On behalf of the applicant, Eswin Cabrera, JPL Engineering, Inc. respectfully submits this Site Design Review and Use permit for Outside Storage the above referenced 0.54-acre parcel. The property will be used by a landscape maintenance company, *Top Notch Landscape Maintenance*, owned by the applicant.

Site Design Review-

Outside storage will consist of vehicular parking and storage containers for securing landscape maintenance equipment. There is no onsite auto, truck or commercial vehicle repair. Elevation of the containers are included herein.

A 15' landscape buffer will be provided along the Stratford Street right-of-way. Screening will consist of an 8' high screen fence around the property and 6' high fence on the Stratford ROW (3' CMU with 3' wrought view fence). Bicycle parking is also provided.

Use Permit

- 1) Allow outside storage where indoor primary use is required waiving the condition that use shall be accessory indoor primary use. No structures proposed at this time.

Justification- Outside storage is consistent with the overall development of the area and with such a small site outside storage is a good use.

Waiver of Development Standards

- 1) Reduce buffering and screening along the north and east property lines where an 8 foot high decorative screen wall as required per Section 30.04.02C. Note landscape and buffering along Stratford will be provided per code Section 30.04.02C (15 foot wide landscape area with a approved trees and bushes and appropriate Spacing);

Justification-The adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. The

Adjacent parcels to the west and to the south are zoned IP. 8' Screen fence (chain link with geotextile or slat screening is proposed in lieu of block wall.

- 2) Allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E;

Justification- For the same reason as Item 1 above, the adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. The Adjacent parcel to the south is already IP.

- 3) Allow higher-activity areas (circulation; loading and delivery area) adjacent to a residential zone without buffering and screening where required per Section 30.04.06G; and

Justification- Again the adjacent parcels to the north and east are within Business Employment (BE) planning areas and are expected that they will eventually become IP zoned. Adjacent parcels to the west and to the south are zoned IP.

- 4) Waive partial off-site improvements (curb, gutter, and sidewalk) where required per Section 30.04.08C.

Justification- Stratford is a 40' non-standard ROW. As such a standard roadway section would require vacation of 5' of ROW leaving a half street of 15' section which does meet standard street sections requirements. Similar development in areas has paved to the property line. See TYPICAL STREET SECTION for McLaurine Avenue, located one street to the west.

- 5) Waiver for commercial driveway curb return drive to allow pan driveway.

Justification- As a non standard 40' ROW Stratford standard curb return driveways are not viable because the turn radius only would tie up 80' of frontage. Similar development in areas has forgone curb return driveways. See TYPICAL STREET SECTION for McLaurine Avenue, located one street to the west.

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez

JPL Engineering, Inc.