



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 30, 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 SEGERBLUM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFTA
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 January 16, 2025. (For possible action)
- IV. Approval of the Agenda for January 30, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

02/04/25 PC

- 1. **WS-24-0721-ZS PROPCO LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow outdoor storage within an area subject to residential adjacency standards.
DESIGN REVIEW for outdoor storage in conjunction with an existing warehouse on 4.49 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor. WM/my/kh (For possible action) **02/04/25 PC**

02/18/25 PC

- 2. **DR-24-0738-TOP STREET ESTATE LLC 4470 E CHEYENNE:**
DESIGN REVIEW for office/warehouse buildings in conjunction with an existing office/warehouse building on 2.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located 320 feet north of Cheyenne Avenue and 600 feet east of Lamb Boulevard within Sunrise Manor. MK/jud/kh (For possible action) **02/18/25 PC**

02/19/25 BCC

- 3. **ZC-24-0758-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:**
ZONE CHANGE to reclassify 2.11 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor (description on file). MK/rk (For possible action) **02/19/25 BCC**
- 4. **UC-24-0759-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; and 3) eliminate buffering and screening.
DESIGN REVIEW for a proposed office with outdoor storage on 2.11 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor. MK/mh/kh (For possible action) **02/19/25 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: February 13, 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>



Sunrise Manor Town Advisory Board January 16, 2025

MINUTES

Board Members: Harry Williams – Chair –PRESENT Stephanie Jordan –PRESENT
Sondra Cosgrove-Vice Chair-PRESENT Kevin Williams-PRESENT
Earl Barbeau-Member – PRESENT Matt Young- 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 December 12, 2025 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for January 16, 2025

Moved by: Ms. Cosgrove

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: None

VI. **Planning & Zoning**

01/22/25 BCC

1. **DR-24-0685-DURRETT, RIANA & OHRENSCHALL, JAMES:**

DESIGN REVIEW for an access gate on 1.92 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on Linden Avenue, 445 feet east of Los Feliz Street within Sunrise Manor. TS/sd/kh (For possible action)01/22/25 BCC

Moved by: Ms. Cosgrove

Action: APPROVED per staff recommendations

Vote: 5-0/unanimous

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

2. **WS-24-0614-DIS & DAT, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) allow non-decorative fence/wall; 3) increase fence height; 4) eliminate the access gate setback; 5) full off-site improvements; and 6) allow an attached sidewalk.
DESIGN REVEIW for accessory structures in conjunction with an existing salvage yard on 4.73 acres in an IH (Industrial Heavy) Zone within the Airport Environs (AE-70 & APZ-1) Overlays.
Generally located on the west side of Bledsoe Lane, 1,000 feet south of Alto Avenue within Sunrise Manor.
MK/tpd/kh (For possible action) 01/22/25 BCC
Moved by: Mr. Barbeau
Action: APPROVED with condition that alternative landscaping is agreed upon w/ Commissioner Kirkpatrick.
Vote: 5-0/unanimous

02/04/25 PC

3. **VS-24-0729-KB HOME LAS VEGAS, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Boulder Highway and I-11 and between Park Street (alignment) and Vegas Valley Drive (alignment) within Sunrise Manor (description on file). TS/tpd/kh (For possible action) 02/04/25 PC
Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

02/05/25 BCC

4. **ZC-24-0705-MATHIS LIVING TRUST & MATHIS, SAMUEL ANDREW & NATALIE M. TRS:**
ZONE CHANGE to reclassify 1.76 acres from an RS20 (Residential Single-Family 20) (APZ-2 & AE-65) Zone to an IL (Industrial Light) (APZ-2 & AE-65) Zone for a future light industrial development. Generally located on the south side of Judson Avenue, 640 feet west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) 02/04/25 BCC
Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous
5. **ZC-24-0727-S Z INCOME TRUST & BOHN, MICHAEL F. TRS:**
ZONE CHANGE to reclassify a portion of 9.87 acres from an IP (Industrial Park) Zone and an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor (description on file). MK/gc (For possible action) 02/05/25 BCC
Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous
6. **UC-24-0726-SZ INCOME TRUST & BOHN, MICHAEL F. TRS:**
USE PERMITS for the following: 1) a vehicle paint/body shop; and 2) outdoor storage and display.
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEWS for the following: 1) a parking lot (commercial vehicles); and 2) outdoor storage and display in conjunction with an existing office/warehouse and vehicle maintenance/repair facility on 9.87 acres site in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor. MK/dd/kh (For possible action) 02/05/25 BCC
Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

7. **ZC-24-0742-JIMENEZ PROPERTIES GROUP, LLC:**
ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor (description on file). WM/mc (For possible action) 02/05/25 BCC

Moved by: Ms. Jordan
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

8. **UC-24-0743-JIMENEZ PROPERTIES GROUP, LLC:**
USE PERMIT to allow a vehicle maintenance and repair facility.
WAIVER OF DEVELOPMENT STANDARDS for alternative buffering and screening.
DESIGN REVIEW for a vehicle maintenance and repair facility on 0.6 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor. WM/jor/kh (For possible action) 02/05/25 BCC

Moved by: Ms. Jordan
Action: APPROVED
Vote: 5-0/unanimous

- VII. General Business: Sondra Cosgrove was voted unanimously as the new Chair & Mr. Barbeau was voted unanimously as the new Vice-Chair. Ms. Martinez informed the board members that there were no changes to the previous Bylaws and if there were any questions.
- VIII. Public Comment: Neighbor Mr. Rojas commented about the accidents on Lake Mead Blvd. & Said he was going to work on getting the speed limit lowered. Another neighbor Mr. Harper was Asking how to go about getting a traffic light on Hollywood Blvd. & Stewart. Mr. Williams was Commenting on some of the roads in poor condition. Mr. Barbeau commented that the work on Nellis & Carey is looking very nice.
- IX. Next Meeting Date: The next regular meeting will be January 30, 2025
- X. Adjournment
The meeting was adjourned at 8:00 pm

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0721-ZS PROPCO LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow outdoor storage within an area subject to residential adjacency standards.

DESIGN REVIEW for outdoor storage in conjunction with an existing warehouse on 4.49 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & ARZ-2) Overlay.

Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor. WM/my/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-111-001

WAIVER OF DEVELOPMENT STANDARDS:

Allow outdoor storage within an area subject to residential adjacency where not permissible per Section 30.04.06E.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3813 E. Cheyenne Avenue
- Site Acreage: 4.49
- Project Type: Outdoor storage
- Square Feet: 7,250 (outdoor storage)
- Parking Required/Provided: 83/83

Site Plan

The site plan depicts a warehouse on Cheyenne Avenue and Walnut Road. There is an outdoor storage area on the west side of the building which is 7,250 square feet and is setback 119 feet from the residential development to the south. The area is surrounded by 16 foot high walls on the north and south ends of the proposed area and by the west wall of the building on the east side of the storage area. A 16 foot high screen gate will be installed on the west side of the storage area. Access is from Cheyenne Avenue and Walnut Road. The plans depict no changes to the existing parking lot area or drive aisles.

Landscaping

Landscaping is not a part of this request. Landscaping exists along the perimeter of the site and behind the existing attached sidewalks along Cheyenne Avenue and Walnut Road.

Elevations

The fence elevations depict existing CMU walls along the perimeter of the site. A 2 foot wrought iron fence with a perforated metal panel will be placed on top of the existing 6 foot CMU wall along the north side of the site. An 8 foot high wrought iron fence will be installed next to the walls along the south and west property lines, with a perforated metal screen on the top 2 feet of the fence. In addition, an 8 foot high wall is proposed on the top of the existing 8 foot high walls (16 feet total) within the dock area to further screen the outdoor storage.

Applicant's Justification

The applicant states the outdoor storage, which consists of containers stacked up to 16 feet high, will be screened from the surrounding property and right-of-way by a 16 foot screen wall immediately surrounding the storage area, as well as an 8 foot high screen fence on the perimeter of the site. In addition, the surrounding area is master planned Business Employment, which is compatible with the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0466	Zone change to M-D and design review for a distribution center	Approved by BCC	October 2021
UC-1627-05	Use permit for electrical substation	Approved by PC	December 2005
ZC-1251-99	Zone change from R-E and H-2 to C-2 zoning for a shopping center	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & RM18	Commercial complex, multi-family residential
South	Business Employment	RM18	Multi-family residential
East	Business Employment	IP	Warehouse complex
West	Business Employment	CG	Commercial complex

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.

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.

Waiver of Development Standards & Design Review

Staff can support the request for the waiver of development standards and design review since two, 16 foot high walls will be installed on the north and south ends of the storage area, as well as a 16 foot high screened gate on the west side of the storage area. The perimeter walls have been extended to provide a total of 8 foot high screening. This will help shield and screen the outside storage from the residential development to the south. This mitigation will reduce any impacts to the neighborhood; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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: ZSPR PROPCO LAS VEGAS, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-18-111-001

PROPERTY ADDRESS/ CROSS STREETS: 3165 N. Walnut Road

DETAILED SUMMARY PROJECT DESCRIPTION

Request to allow for outside storage at an existing warehouse facility

PROPERTY OWNER INFORMATION

NAME: ZS Propco Las Vegas, LLC
ADDRESS: 11640 Northpark Drive. Suite 300
CITY: Wake Forest STATE: NC ZIP CODE: 27587
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: ZS Propco Las Vegas, LLC
ADDRESS: 11640 Northpark Drive. Suite 300
CITY: Wake Forest STATE: NC ZIP CODE: 27587 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

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

Digitized by Mark Lawville ZS Propco, LLC 12/5/2024
Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) WS-24-0721 ACCEPTED BY SD/MT
PC MEETING DATE 2/4/25 DATE 12/4/24
BCC MEETING DATE _____ FEE \$1500
TAB/CAC LOCATION Summit Manor DATE 1/16/25 WS-24-0721

PLANNER
COPY

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

December 5, 2024

VIA EMAIL

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

**Re: *Justification Letter
Design Review for Outdoor Storage; Special Use Permits to Allow a 6-foot Tall
Screen Wall Along an Arterial; and Waiver of Development Standards to Allow
Outdoor Storage
ZSPR Propco Las Vegas, LLC
APN: 140-18-111-001 (Cheyenne/Walnut)***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. By way of background, the Applicant currently operates a warehouse development on property located at the southeast corner of Cheyenne Avenue and Walnut Road. The property is more particularly described as Assessor's Parcel Number: 140-18-111-001 (the "Site"). The Site is zoned Industrial Park (IP). The Applicant is proposing outdoor storage in conjunction with the existing warehouse on the Site. As such, the Applicant is requesting a design review for the outside storage along with special use permits and waivers of development standards.

Outdoor storage is permitted in IP zoned district if all of the following the conditions are met:

- (1) Meets the Residential Adjacency Standard,
- (2) Screened from any arterial street or collector street right-of-way and from any adjacent nonindustrial use with an 8-foot tall screened fence or wall,
- (3) No storage to be stacked or piled above the screened fence or wall, and
- (4) The use is accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways.

The outdoor storage is accessory to the warehouse use. The Applicant will construct an 8-foot tall screen wall (16-foot tall on recessed dockside) to shield most of the outdoor storage area from the public right-of-way. The new screen walls are interior to the Site on both sides of the loading bay. The outdoor storage will not be stacked or piled above the wall. Additionally, the outdoor storage will be located behind the front face of the primary building and will not obstruct any pedestrian walkways.

WS-24-0721

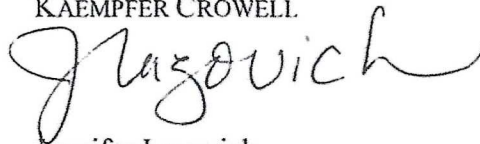
The Applicant is requesting to waive the residential adjacency standard. Pursuant to Title 30.04.06(F)(ii), outdoor storage is not permitted adjacent to residential uses. Here, immediately south of the Site is a residential multi-family complex zoned RM18. However, the waiver to allow outdoor storage is appropriate as the entire area is planned Business Employment including the residential use immediately south of the Site. There is an existing 8-foot tall screen wall between the residential use and the Site.

The Applicant is also requesting a special use permit for the existing 6-foot tall screen wall along Cheyenne Road. An 8-foot tall screen wall is required. A special use permit allowing for a 6-foot tall screen wall is appropriate as it is unlikely the outdoor storage is visible from the Cheyenne Avenue right-of-way as not only is there an existing 6-foot tall screen wall but also a proposed 16-foot tall interior wall to shield the outdoor storage. Therefore, a special use permit is appropriate, as it is unlikely the outdoor storage will be viewed from the Cheyenne Avenue right-of-way, but to the extent, it is minimal.

Therefore, the outdoor storage in conjunction with the warehouse is appropriate on the Site. Thank you in advance for your time and consideration. Should you have any additional questions or concerns, please feel free to contact us.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc

2/19/25
WS-24-0721

02/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0738-TOP STREET ESTATE LLC 4470 E CHEYENNE:

DESIGN REVIEW for office/warehouse buildings in conjunction with an existing office/warehouse building on 2.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located 320 feet north of Cheyenne Avenue and 600 feet east of Lamb Boulevard within Sunrise Manor. MK/jud/kh (For possible action)

RELATED INFORMATION:

APN:

140-08-401-013; 140-08-401-014

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4470 E Cheyenne Avenue
- Site Acreage: 2.51
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 26,525 (Building 2)/9,770 (Building 3)
- Parking Required/Provided: 55/67
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict an existing 13,570 square foot office/warehouse building (Building 1) and a proposed 26,525 square foot office/warehouse building (Building 2) as well as a future 9,770 square foot office/warehouse building (Building 3). The site serves as an office/warehouse facility for the applicant. The proposed Building 2 is located at the north portion of the site and proposed Building 3 is located on the southeast corner of the site while the existing Building 1 is located 30 feet, east of the proposed Building 3 and approximately 118 feet south of Building 2.

The proposed 26,525 square foot office/warehouse building will be north of Building 1 along the north side of the site, and it features 6 recessed truck ramp loading docks along the south building facade, 1,551 square feet of office space and 24,968 square feet of warehouse area. The proposed Building 3 will be west of Building 1 along the west side of the site, and it consists of a

9,770 square foot office/warehouse building with 3 ground level docks along the east façade, 567 square feet of office area and 9,203 square feet of warehouse area. The site has 67 parking spaces, of which 31 spaces are newly proposed. There is a proposed pedestrian pathway from the existing Building 1 to the north parking lot area. No other pedestrian pathway is proposed due to the nature of the development. Access to the site is via a 40 wide access easement that extends from Cheyenne Avenue to the south boundary site. There is an existing 8 foot high chain link fence along the east property line and an existing 8.5 foot high CMU block wall along the west property line.

Landscaping

The site has no street frontage, and the buildings are not visible from the street. The plans show adequate parking lot landscaping for the new parking areas, mostly within APN140-08-401-014 and the north side of APN 140-08-401-013. The landscape plan consists of Blue Leaf Wattle, Shoestring Acacia, Thornless Hybrid Mesquite, Texas Honey Mesquite, Weeping Acacia trees and multiple shrubs and ground coverage as required per Code.

Elevations

The proposed buildings are 34 feet height, with varying roof heights ranging from 32 feet to 34 feet. Building 2 consist of concrete tilt-up panels, decorative tube steel canopies, and storefront glazing. Building 3 consists of CMU walls, decorative tube steel canopies, and storefront glazing. The color scheme for both buildings consist of dark and light grays, and off-white colors. The color scheme of the metal awnings and roll-up doors will match the color of the building.

Floor Plans

Building 2 consists of 6 recessed truck ramp loading docks along the south building facade, 1,551 square feet of office space and 24,968 square feet of warehouse area. The plan for Building 3 depict a 9,770 square foot office/warehouse consisting of 3 ground level docks along the east façade, 567 square feet of office area and 9,203 square feet of warehouse area. Building 1 is existing and measures 13,570 square feet in area.

Applicant's Justification

The applicant states the buildings are of a contemporary design that fits in with existing developments in the area. The nature of the business is of very low impact to surrounding areas. Additionally, the buildings and business nature will continue to fit in with the area as it develops and evolves. The proposed development is appropriate for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0413-15	Use permit for furniture manufacturing – expired	Approved by PC	August 2015
WS-0577-14	Allow alternative design standards industrial buildings and shade structures in conjunction with an outside storage yard	Approved by PC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0771-13	Use permit for recycling center – expired	Approved by PC	December 2013
UC-0447-13	Use permit to allow vehicle sales, vehicle services and office – expired	Approved by PC	October 20013
UC-0370-07	Use permit to allow an automobile repair – expired	Approved by PC	May 2007
WS-1516-06	Modify parking lot landscaping and design review for an office/warehouse building	Approved by PC	December 2006
UC-1895-00	Allow an office building in conjunction with a constructor's yard	Approved PC	February 2001
DR-0148-99	Design review for a storage building in conjunction with a constructor's yard	Approved by PC	March 1999
ZC-0197-89	Reclassify 20 acres from R-E to M-1 & M-D zones	Approved by BCC	August 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IL (AE-75 & APZ-2)	Office/warehouse & gas station
East	Business Employment	IL (AE-75 & APZ-2)	Office/warehouse & gas station
West	Business Employment	IP (AE-75 & APZ-2)	Office warehouse building

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**

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

The proposed development depicts office/warehouse buildings which are compatible with surrounding industrial developments. The proposed buildings comply with the Code requirements for site and building design. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by newly proposed parking areas. Policy 5.5.1 of the Master Plan states that designated employment areas

are imperative to support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. Also, the policy establishes the importance of maintaining viable designated employment areas by preventing encroachment from potentially incompatible uses or the conversion of employment-designated parcels to alternate uses. The site is located near major arterial streets such as Las Vegas Boulevard, Lamb Boulevard and Cheyenne Avenue and is surrounded by uses alike. 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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on the APN 140-08-401-014; and to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; This property is within 400 feet of public sanitary sewer to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the District's website.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: BEN HAJDUN

**CONTACT: KC CAMIS, KC CAMIS ARCHITECT, P.O. BOX 91537, HENDERSON, NV
89009**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 140 08 401 014 & 013

PROPERTY ADDRESS/ CROSS STREETS: 4470 E Cheyenne

DETAILED SUMMARY PROJECT DESCRIPTION

concrete tilt-up office warehouse with recessed truck ramps on existing site (previously destroyed by fire). note that replacement building does NOT resemble any of the structures that were destroyed in the fire

PROPERTY OWNER INFORMATION

NAME: Top Street Estate 4470
 ADDRESS: 4470 E Cheyenne Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89115
 TELEPHONE: _____ CELL 310-709-0552 EMAIL: Ben@B702E.com

APPLICANT INFORMATION (must match online record)


NAME: Ben Hajdun
 ADDRESS: PO Box 231505
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 310-709-0552 EMAIL: Ben@B702E.com

CORRESPONDENT INFORMATION (must match online record)

NAME: KC Camis Architect
 ADDRESS: PO Box 91537
 CITY: Henderson STATE: NV ZIP CODE: 89009 REF CONTACT ID # _____
 TELEPHONE: 792 262 9473 CELL 702 332 7299 EMAIL: kccamis@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.


 Property Owner (Signature)*

Ben Hajdun
 Property Owner (Print)

05/01/24
 Date

DEPARTMENT USE ONLY

<input type="checkbox"/> A	<input type="checkbox"/> AP	<input type="checkbox"/> ET	<input type="checkbox"/> PUEE	<input type="checkbox"/> SA	<input type="checkbox"/> UC	<input type="checkbox"/> W
<input type="checkbox"/> AFB	<input type="checkbox"/> AV	<input type="checkbox"/> FA	<input type="checkbox"/> SC	<input type="checkbox"/> TR	<input type="checkbox"/> V1	<input type="checkbox"/> Z
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> EF	<input type="checkbox"/> PUD	<input type="checkbox"/> SER	<input type="checkbox"/> TM	<input type="checkbox"/> W2	OTHER _____

PROJECT NO. DR-24-0738

APPLICANT JUD

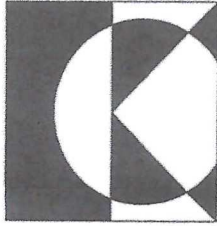
APPROVAL DATE 02/18/2025

DATE 12/17/24

PROJECT ADDRESS _____

FEE \$1000⁰⁰

PROJECT LOCATION Sunrise Manor DATE 01/30/2025



KC CAMIS ARCHITECT

PO BOX 91531
HENDERSON NEVADA 89009
702 566 3063 FAX 253-1182
kccamis@gmail.com

DR-24-0738

To: Clark County Comprehensive Planning
Attn: Planners
Re: Bulldog Liquidators Office/Warehouse

Justification Letter

Project Information:

We are submitting this justification letter in support of a newly proposed office/Warehouse. The project is referred to as Office/Warehouse for Bulldog Liquidators, located at 4470 E Cheyenne. APN 140 08 401 014. The project will consist of a building footprint of 26525 sf located on 1.24 acres of land currently zoned IL with the planned use of the property as BE (Business Employment). The proposed development is compatible with the planned use. Previous structures on the property were entirely destroyed by fire. The property is bounded on the West by existing developed IP development and on all other sides by existing developed IL. The property directly south is also under the same ownership and will be part of that business operation. Both properties are interior and accessed through other existing properties. They have no street frontage or visibility from the street.

The project consists of one concrete tilt-up office warehouse building. The building is intended to have a minor office build-out of 1567 sf with the remaining as warehouse. The large warehouse will serve primarily as inventory storage to be distributed to the sales store on Tropicana. There also plans for a smaller phase 2 building on the adjacent parcel (APN 140-08-401-013) that will also be used for storage with 567 sf of office. The phase 2 building will be constructed out of CMU. The site lighting for both phases will be provided by building mounted, fully shielded lights so that light does not spill onto adjacent properties. The building is designed for light storage and light office/industrial and would be very low impact on the area. It is not intended for heavy manufacturing or heavy distribution. Both buildings are in the APZ-2 and AE-75 overlay zone but are used for storage with very minor office to manage that storage. The general public is not permitted access to either of the buildings. The parking required for the new building on parcel 140-08-410-014 is 30 where 32 are provided. The total parking required for all 3 buildings (including the phase 2 building is 54. A total of 69 spaces are provided. 32 on the new site and 37 existing on the south site.

The phase 1 building is designed with decorative concrete accents and colors. The south wall of the building will be the functional side. The East, West and North sides will be right up to the property line. The building will have a stepped parapet with a maximum height of 34'. Please refer to elevations for locations and colors. The entry will be highlighted by decorative panels, a decorative metal canopy and storefront glazing. The design of the buildings strives to express an industrial and simplistic, but modern flavor through the mix of colors, materials and forms. The phase 2 building will be constructed of CMU. It will consist of a mix of grey split face and dark grey fluted block for contrast and accent. The North, West and South sides will extend right up to the property line. The design also strives to maintain the industrial and simplistic look while complementing the concrete panels of the phase 1 building. The order of construction might have the phase 2 building first, followed closely by the phase 1 building due to logistics and staging of the construction area.

We are applying for the following land use applications:

1. Design reviews for the following
 - a) Overall design of the building and site

Justification for the Design Reviews

The buildings are of a contemporary and lasting design that fits in with existing developments in the area. The nature of the business will be of very low impact to surrounding areas. Additionally, the buildings and business nature will continue to fit in with the area as it develops and evolves. It is the opinion of this office that the proposed development would be very appropriate for the area. We thank staff for their consideration on these matters.

Sincerely
KC Camis Architect

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0758-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:

ZONE CHANGE to reclassify 2.11 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-17-501-010

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3101 N. Nellis Boulevard
- Site Acreage: 2.11
- Existing Land Use: Single-family residence

Applicant's Justification

This request is a zone boundary amendment to IL (Industrial Light) zoning. The subject site is proposed for an outdoor equipment storage yard with an office. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties surrounding this site. The site has frontage along Nellis Boulevard to the east and is approximately 2 acres.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
South	Business Employment	IL (AE-80 & APZ-1)	Vehicle repair & outdoor storage
East	Business Employment	IP & IL (AE-80 & APZ-1)	Vehicle sales & outdoor storage
West	Public Use	PF (AE-80 & APZ-1)	Nellis Meadows Park

Related Applications

Application Number	Request
UC-24-0759	A use permit, waiver of development standards, and design review for an outdoor equipment storage yard with an office 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 IL (Industrial Light) zoning is appropriate and compatible with the surrounding area and is conforming to the BE (Business Employment) land use category on the site. The adjacent properties to the north and south are currently zoned IL, and the general area is planned for BE uses based on the air environs from Nellis Air Force Base. This request will support Policy 5.3.1 Compatible Development by reclassifying the site to a zoning district that allows development that is compatible with Nellis Air Force Base, as opposed to single-family residential development allowed by the current RS20 zoning district that is deemed incompatible with the mission of the base. As a result, staff can support the zone change 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:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

2C-24-0788



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-501-010

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Design Review and Waivers of Development Standards for office and outdoor storage use.

PROPERTY OWNER INFORMATION

NAME: MCON, Inc.
ADDRESS: 7391 W Prairie Falcon Rd #150
CITY: Las Vegas STATE: NV ZIP CODE: 89104
TELEPHONE: 702-521-8309 CELL _____ EMAIL: sean.stewart@mconinc.com

APPLICANT INFORMATION (must match online record)

NAME: MCON, Inc.
ADDRESS: 7391 W Prairie Falcon Rd #150
CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
TELEPHONE: 702-521-8309 CELL _____ EMAIL: sean.stewart@mconinc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehrman@kcnvlaw.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.

Sean Stewart
Property Owner (Signature)*

M Con, Inc.
Property Owner (Print)

11/08/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 2C-24-0788

ACCEPTED BY MH

PC MEETING DATE _____

DATE 12-24-24

BCC MEETING DATE 2-19-25

FEES \$1,200

TAB/CAC LOCATION Sunrise Manor

DATE 1-30-25

20-24-0758

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

KAEMPFER
CROWELL

ROBERT J. GRONAUER
bjronauer@kcnvlaw.com

December 23, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Zone Change
APN: 140-17-501-010***

To Whom It May Concern:

Please be advised this office represents MCON, Inc. (hereinafter the “Applicant”) in regard to property generally located at the southwest corner of Cheyenne Avenue and Nellis Boulevard in Las Vegas, Nevada, more particularly described as APN: 140-17-501-010 (the “Site”). The Applicant is requesting a zone change from Residential Single Family 20 (RS20) to Industrial Light (IL).

Zone Change

The proposed development is approximately 2.11 acres. It is currently zoned RS20 and master planned Business Employment (BE). To the north and south of the Site is property zoned Industrial Light (IL) and master planned BE. To the east across Nellis Boulevard are various industrial developments, zoned IL and IP and similarly master planned BE. To the west is Nellis Meadows Park which is zoned Public Facility (PF) and master planned Public Use (PU). Further west are additional industrial properties zoned IP and IL.

This Site is one of the few remaining properties with a residential zoning designation in the immediate area. The overwhelming majority of the property along Nellis Boulevard between Cheyenne Avenue and Carey Avenue is either within the IP or IL zoning district. Thus, the requested zone change is compatible to the existing character of this neighborhood. The current land use designation of BE allows for primary uses such as office, distribution centers, warehouse/flex space technology and light industry. As such, conforming zoning districts include the IL zoning district, as requested.

A zone change to IL will allow for a future use of outdoor storage of construction equipment or potentially, the storage of tractor trailers. This zone change to IL coincides with the surrounding IP and IL zoning districts. Also, the intended future use has a similar, if not lesser,

20-24-0758

26-24-0758

December 23, 2024

KAEMPFER

CROWELL

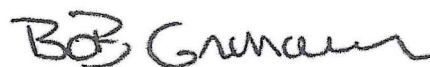
Page 2

intensity than businesses in the surrounding area.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

RJG/mtf

26-24-0758

02/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0759-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; and 3) eliminate buffering and screening.

DESIGN REVIEW for a proposed office with outdoor storage on 2.11 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor. MK/mh/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-501-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Nellis Boulevard where street landscaping is required per Section 30.04.01D (a 100% reduction).
2. Eliminate parking lot landscaping where required per Section 30.04.01D (a 100% reduction).
3. Eliminate buffering and screening where a 15 foot wide landscape buffer with an 8 foot high decorative screen wall is required along the west property line per Section 30.04.02C (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3101 N. Nellis Boulevard
- Site Acreage: 2.11
- Project Type: Proposed office with outdoor storage
- Number of Stories: 1
- Building Height (feet): 11 (office)/16 (carport)
- Square Feet: 1,960 (office)/1,501 (carport)
- Parking Required/Provided: 4/4
- Sustainability Required/Provided: 7/0

Site Plans

The plans depict a 2.11 acre site that is accessed via 2 commercial driveways fronting Nellis Boulevard to the east. An existing 1,960 square foot office building is depicted in the center of the site, with 4 parking spaces located west of the building. A pedestrian walkway connects the parking area to the office building, and the trash and recycling container is located on the north side of the office. A detached corrugated metal carport is located in the north portion of the site, set back 7 feet from the north property line. An existing 6 foot high chain-link fence is located to the west of the parking area, separating the office and parking from the carport and designated outdoor storage area in the rear of the site. There is an existing CMU wall along the south property line, which is 6 feet high near the office and raises to 10 feet in height toward the rear of the property. An existing 6 foot high chain-link fence is located along the west and north property lines. New asphalt pavement is proposed throughout the site.

Landscaping

The applicant is proposing to leave the on-site landscaping in its current condition, requiring waivers of development standards for street landscaping along Nellis Boulevard, as well as parking lot landscaping. There is sparse landscaping located around the office building, but it does not satisfy Title 30 requirements.

Elevations

The plans depict an existing 11 foot high office building featuring a painted stucco wall, a painted wood fascia roof with a varied roofline, and steel frame windows. The building has previously been used as a residence and is being converted into an office. The existing carport is 16 feet high with painted corrugated metal siding, a metal roof, and metal beams that support the structure.

Floor Plans

The plans depict a 1,960 square foot office with an open layout. A 1,501 square foot metal carport is also depicted, which is not enclosed and simply features an open area that will be shaded by the structure.

Applicant's Justification

The applicant states the proposed outdoor storage meets all of the conditions in Title 30, with the exception of the requirement that outdoor storage be screened from any right-of-way and adjacent non-industrial use with an 8 foot high screened fence or wall. Setback requirements are met, however, the outdoor storage is partially screened from the right-of-way by the office, and from the adjacent non-industrial use to the west by an existing 6 foot high chain-link fence. The applicant is requesting to leave the on-site landscaping in its current condition, waiving street and parking lot landscaping requirements. Lastly, the applicant is waiving buffering and screening requirements for the adjacent PF zoned property, instead providing a 6 foot high chain-link fence. The applicant states that an additional block wall would be redundant and possibly leave the area between the fence and wall vulnerable to trash, debris, and illegal activity.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-80 & APZ-1)	Outdoor storage
South	Business Employment	IL (AE-80 & APZ-1)	Vehicle repair & outdoor storage
East	Business Employment	IP & IL (AE-80 & APZ-1)	Vehicle sales & outdoor storage
West	Public Use	PF (AE-80 & APZ-1)	Nellis Meadows Park

Related Applications

Application Number	Request
ZC-24-0758	A zone change to reclassify the site from RS20 zoning to IL zoning 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 appropriate use for this site, as similar industrial uses exist in the surrounding area. The addition of outdoor storage at this location will not adversely affect other properties in the area or the Nellis Boulevard right-of-way. 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.

Waivers of Development Standards #1 & #2

While staff can understand the applicant's request to eliminate landscaping requirements given the lack of landscaping in the surrounding area, staff finds that the provision of street landscaping along Nellis Boulevard would enhance both the streetscape and the subject site. Likewise, parking area landscaping would help mitigate the urban heat island effect while also providing a clearer bifurcation between the office and outdoor storage area. Staff finds that the applicant has not provided a compelling justification for the elimination of landscaping requirements. For these reasons, staff cannot support these requests.

Waiver of Development Standards #3

Title 30 requires buffering and screening consisting of an 8 foot high decorative screen wall and a 15 foot wide landscape area with a double row of evergreen trees when the subject site is developing adjacent to a less intensive zoning district. Instead, the applicant is proposing to maintain the existing 6 foot high chain-link fence along the west property line, which is adjacent to PF zoning. Staff finds that the existing fence is an inadequate buffer given the intensity of the outdoor storage use, and that a decorative screen wall could feasibly replace the fence and provide a more substantial buffer to minimize the impact and visibility of the outdoor storage on the adjacent park. 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 other 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 layout is compatible with the surrounding area, while the location of the outdoor storage in the rear of the property, behind the office building and a 6 foot high chain-link fence, will help mitigate potential negative impacts. However, staff is concerned about the lack of site improvements, including street landscaping, parking lot landscaping, and the lack of a screen wall along the rear property line, which is adjacent to a PF zoning district. Staff finds that the absence of these features constitutes a self-imposed hardship. Since staff is not supporting the waivers of development standards, staff cannot support the design review.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards 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, 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MCON, INC.

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

APPLICANT: MCON, INC.

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

DRAFT

UC-29-0759



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-501-010

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change, Design Review and Waivers of Development Standards for office and outdoor storage use.

PROPERTY OWNER INFORMATION

NAME: MCON, Inc.
ADDRESS: 7391 W Prairie Falcon Rd #150
CITY: Las Vegas STATE: NV ZIP CODE: 89104
TELEPHONE: 702-521-8309 CELL _____ EMAIL: sean.stewart@mconinc.com

APPLICANT INFORMATION (must match online record)

NAME: MCON, Inc.
ADDRESS: 7391 W Prairie Falcon Rd #150
CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
TELEPHONE: 702-521-8309 CELL _____ EMAIL: sean.stewart@mconinc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehrman@kcnvlaw.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.

Sean Stewart

Property Owner (Signature)*

M Con, Inc.

Property Owner (Print)

11/08/24

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-29-0759

PC MEETING DATE _____

BCC MEETING DATE 2-19-25

TAB/CAC LOCATION Sunrise Manor

DATE 1-30-25

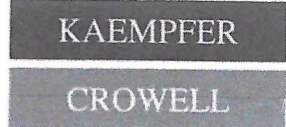
ACCEPTED BY MH

DATE 12-29-24

FEES \$11,800

UC-24-0209

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



ROBERT J. GRONAUER
bronauer@kcnvlaw.com

December 23, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Design Review, Use Permit, Waivers of Development Standards
APN: 140-17-501-010

To Whom It May Concern:

Please be advised this office represents MCON, Inc. (hereinafter the “Applicant”) in regard to a property generally located at the southwest corner of Cheyenne Avenue and Nellis Boulevard in Las Vegas, Nevada, more particularly described as APN: 140-17-501-010 (the “Site”). The Applicant is requesting a design review of an outdoor storage facility. A related application for a zone change from Residential Single Family 20 (RS20) to Industrial Light (IL) is filed concurrently herewith.

The proposed development is approximately 2.11 acres. It is currently zoned RS20 and master planned Business Employment (BE). To the north and south of the Site is property zoned Industrial Light (IL) and master planned BE. To the east across Nellis Boulevard are various industrial developments, zoned IL and IP and similarly master planned BE. To the west is Nellis Meadows Park which is zoned Public Facility (PF) and master planned Public Use (PU). Further west are additional industrial properties zoned IP and IL.

This Site is one of the few remaining properties with a residential zoning designation in the immediate area. The overwhelming majority of the property along Nellis Boulevard between Cheyenne Avenue and Carey Avenue is either within the IP or IL zoning district and serve many industrial and outdoor storage uses.

Design Review – Outdoor Storage & Office

The Site fronts onto Nellis Boulevard where it can be accessed from two existing driveways. The two driveways are approximately 40 feet and 32 feet wide, north and south respectively, which meets the minimum and maximum requirements for driveway width. The main existing structure that will remain in place (previously a house) will serve as a future office space for the outdoor storage business operation and is approximately 1,960 SF.

There is also an existing open storage shed comprised of corrugated metal; it is

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KAEMPFER

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approximately 1,501 SF and will also remain on the Site. The maximum height of the existing structure is 12 feet where 50 feet is the maximum. All other existing structures, equipment, and storage containers will be removed from the Site. The Site meets the required setbacks for the IL zoning district. Outdoor storage will not be stacked above the screen fencing or walls and will be accessory to the office use which its located behind, nor will it obstruct pedestrian walkways throughout the Site.

The Site further provides the 4 required parking spaces situated between the future office and metal shed. A 6-foot chain link fence will separate the office and parking area from the remaining portion of the Site to the west where the outdoor storage will be located. There is existing gravel surface throughout the Site; the Applicant will pave the Site to facilitate the new use. There is an existing 6-foot-tall chain link fence along the northern and western property lines and an existing 6-foot-tall CMU wall along the southern property line which increases to 10 feet closer to the western property line. There are existing pedestrian pathways to the east and west of the existing house. The Site otherwise exceeds all required setbacks required in IL zoning districts. The overall Site will also remain as is, and there will be no modifications to the existing structure to achieve any sustainability measure under Title 30. The existing landscape will also remain as is.

Use Permits – Outdoor Storage and Office

Outdoor storage is a conditional use in an IL zoning district. The proposed outdoor storage use meets all conditions set forth for this use except for one. It is not screened from Nellis Blvd by a screen fence or wall. However, the Site still meets the required setbacks for the IL zoning district. Further, the future office is more than 200 feet from the right-of-way. The proposed outdoor storage area is also located toward the rear of the Site which will also be screened from Nellis Blvd by the existing 6-foot chain-link fence behind the future office.

Next, an office use requires a special use permit in an IL zoning district. The existing house will be converted into the office space for the future outdoor storage business. As shown in the submitted plans, it is an open floor plan of approximately 1,960 SF. No modifications will be made to the structure. This use is appropriate for the area and similar to other industrial uses along Nellis Blvd that utilize a small office space to facilitate business.

Waivers of Development Standards

#1 – Commercial Driveways

The Applicant requests a waiver not to update the two existing driveways to commercial standards at this time per Uniform Standard Drawing 222.1. However, the Applicant will accept a condition to do so during the public hearing process. The throat depths are currently 0'-0" and do not meet the required minimum of 25' and will be updated when the existing driveways are updated. As the proposed use is outdoor storage, the expected traffic will be minimal - there will only be 4 proposed parking spaces as required.

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#2 – Existing Attached Sidewalk

An attached sidewalk along Nellis Blvd will remain in place where detached sidewalks are required per Section 30.04.08(C)(5). The attached sidewalk will be contiguous with the existing sidewalk along Nellis Blvd between Cheyenne Ave and Alto Ave. This will coincide with the existing nature and character of the area.

#3 – Landscaping

The Applicant requests a waiver to leave the Site as is and not install any additional landscaping. This includes the street landscaping along Nellis Blvd and the parking lot landscaping for the minimal 4 spaces. There is, however, existing landscaping dispersed throughout the Site. The Applicant intends to preserve the existing trees and will not remove or relocate them from their current location.

Although a 10-foot-wide landscape strip is required along the street per Section 30.04.01.D.7.ii(b) if an attached sidewalk is allowed to remain, the Applicant is proposing to leave the attached sidewalk in its existing condition without the required additional landscaping. Further, the Applicant will not be providing the required parking lot landscaping required under Section 30.04.01.D.8. In reality, this is much less of a parking lot and merely 4 parking spaces behind the existing structure.

#4 – Buffering and Screening – (West)

Section 30.04.02C requires buffering and screening for IL districts adjacent to PF zoning districts to include an 8-foot-wall and 15-foot landscape buffer. Here, there is a 6-foot chain-link fence with screening between the Site and the existing park to the west, zoned PF. This is adequate buffering to the parking lot of the existing park and further, a second block wall would be redundant to the Site and serve as a catch basin for trash, debris and possibly, illegal activity.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer