

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400015 (UC-23-0936)-JSAKN, LLC:

USE PERMIT SECOND EXTENSION OF TIME for alternative design standards for accessory structures in conjunction with an existing warehouse/office complex on 0.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located west of Lamb Boulevard and north of Alto Avenue within Sunrise Manor. WM/jl/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-614-005

USE PERMIT:

1. a. Allow an accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
- b. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2925 N. Lamb Boulevard
- Site Acreage: 0.7
- Project Type: Accessory structure
- Building Height (feet): 15 feet 3 inches
- Square Feet: 2,000
- Parking Required/Provided: 111/139

History & Site Plans

The accessory structure in question was built without permits in 2019. There is an active code violation (BFC23-00427) for building the structure without a permit. The request was previously approved with a separate application (UC-19-0120); however, the applicant never obtained building permits for the structure. Therefore, the application expired. Later in 2023, the applicant submitted a new land use application for the structure via UC-23-0936. The land use was approved with a condition requiring the building permit and inspection process to be completed in 1 year, however, the building permits were not completed. The applicant requested a first

extension of time via ET-25-400094 which approved 1 additional year to complete the building permit and inspection process. Building permits were still not completed. Today, the applicant requests a second extension of time.

The approved plans depict an existing warehouse/office building located within the IP (Industrial Park) Zone. The existing warehouse/office complex consists of 8 buildings on individual lots. A metal building was installed at the southwest portion of the parcel which eliminated some of the parking spaces. The total remaining parking on-site is 139 spaces, where 111 spaces were required under the prior version of Title 30. Access to the site is from Lamb Boulevard.

Landscaping

There was no proposed landscaping with the original request.

Elevations

The principal structure is constructed of grey stucco with decorative features. The previously approved metal building is 15 feet 3 inches in height with vertical metal siding. The metal building has a pitched roofline with roll-up doors on the east and north exterior elevations and has non-decorative walls.

Floor Plans

The previously approved metal building has an open floor plan and is 40 feet wide and 50 feet long for a total of 2,000 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400094 (UC-23-0936):

Current Planning

- Until February 20, 2026 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 applications; 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.

Listed below are the approved conditions for UC-23-0936:

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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.

Fire Prevention Bureau

- CCFD may not be able to support this request due to several issues involving fire/emergency vehicle access to, on, and around this site, obstructed onsite fire access, combustible storage obstructing fire lanes, and access to building/fire protection systems;
- 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 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; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant’s Justification

The applicant was unable to complete revisions to required permits within the time period approved by ET-25-400094 (UC-23-0936).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400094 (UC-23-0936)	First extension of time for use permit for accessory structures	Approved by PC	October 2025
UC-23-0936	Use permit for alternative design standards for accessory structures	Approved by PC	February 2024
UC-19-0120	Use permit for alternative design for accessory structure - expired	Approved by PC	April 2019
UC-0767-12	Use permit for light manufacturing use within an existing office/warehouse in the APZ-2 Overlay	Approved by PC	February 2013
DR-0255-03	Design review for an office/warehouse complex	Approved by PC	March 2003
TM-342-01	Tentative map for a commercial subdivision	Approved by PC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Business Employment	IP (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

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.

The applicant has an active permit (BD24-15434) with the Building Department. The records show that the applicant has made some progress in completing the building permit and inspection process. Staff can support this request; however, this is the last extension of time staff will support if no additional progress has been demonstrated toward obtaining a building permit.

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 February 20, 2027 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: B&J CONSTRUCTION, LLC

CONTACT: BARAK SHAKED, 6480 W. DIABLO DRIVE, LAS VEGAS, NV 89118