

07/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400035 (ZC-0239-05)-MUNOZ AMBROCIO & PETERSON HELEN:

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** drainage study and compliance; **2)** right-of-way dedication to include 30 feet for Ringe Lane; **3)** right-of-way dedication to also include 40 feet for Alto Avenue; and **4)** full off-sites for a previously approved outdoor storage facility on 0.83 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay.

Generally located east of Ringe Lane and north of Alto Avenue within Sunrise Manor.
MK/jam/cv (For possible action)

RELATED INFORMATION:

APN:

140-16-201-033

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2820 Ringe Lane
- Site Acreage: 0.83

History & Site Plan

ZC-0239-05 was approved in 2005 to reclassify the subject property from RS20 to IL zoning for outdoor storage and waivers of development standards related to landscaping along Alto Avenue and Ringe Lane were approved. There was a 2 year review period for the landscaping waiver but it was never completed by the applicant. No subsequent development or grading has occurred that would modify the site from its conditions at the time of the original approval. The property continues to function with the same general layout and characteristics described in the 2005 approval. The applicant is requesting a waiver of conditions of the zone change for Public Works requirements for the required drainage study, right-of-way dedication of 30 feet along Ringe Lane, right-of-way dedication of 40 feet along Alto Avenue, and for full off-site improvements.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0239-05:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- A 2 year review period on the waiver of landscaping along Ringe Lane and Alto Avenue;

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Ringe Lane;
- Full off-sites;
- Right-of-way dedication to also include 40 feet for Alto Avenue;
- All applicable standard conditions for this application type.
- Applicant is advised that landscaping may be required in the future along Ringe Lane and Alto Avenue; paving for the area subject to storage of vehicles must be in accordance with Department of Air Quality and Environmental Management regulations; certain uses are not permitted in the airport environs and certain other uses will require a use permit; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant states that the site will continue to operate as a towing service facility with outdoor storage and an existing office building with vehicle sales. No new construction, grading, or redevelopment is proposed, and the applicant intends to maintain the site in its current configuration. The applicant explains that several conditions imposed under ZC-0239-05; specifically, the drainage study requirement, right-of-way dedications along Ringe Lane and Alto Avenue, and full off-site improvements are not feasible at this time due to the lack of contiguous frontage improvements and the partially unimproved nature of the surrounding roadway network.

The applicant requests to defer these improvements until the formation of a future Special Improvement District (SID), at which time the required dedications and off-site improvements would be constructed comprehensively. The applicant further notes that existing fencing, building placement, and drive access were established prior to current standards and are necessary for ongoing operations. As part of this request, the applicant affirms willingness to participate in the SID and to sign the required covenant when initiated.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC -0239-05	Zone change from R-E to M-1, waivers and design review for outside storage facility - waivers expired	Approved by BCC	September 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-26-0179	A use permit, waiver of development standards, and design review for outdoor storage and display and vehicle sales is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE23-30137 is an active code violation for not having approved land use entitlements or permits.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Conditions #1

A drainage study remains necessary to ensure that runoff from the site can be properly managed and will not create adverse impacts to adjacent properties or the public roadway. Without updated drainage information, staff cannot confirm that the site can operate safely under current conditions. Therefore, cannot support this request.

Waivers of Conditions #2 & #3

Staff cannot support this request. Right-of-way dedication is required to ensure that future roadway and infrastructure improvements can occur without constraints. Removing the dedication would hinder the County's ability to establish a complete and functional roadway section in the area. Therefore, the condition remains necessary and staff cannot support the waiver.

Waiver of Conditions #4

Staff cannot support this request, as future plans in the area include full off-site improvements to fully develop the area. 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. Therefore, the condition remains necessary and staff cannot support the waiver.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) 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

If approved:

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Ringe Lane, 40 feet for Alto Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Betty Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.
- 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)

- Applicant is advised that the property appears to have an existing septic system. Please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: AMBROCIO MUNOZ

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