

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0112-RICHTECH HOLDINGS, LLC:

USE PERMIT for a proposed office (business services) in conjunction with an existing office/warehouse complex on a 1.26 acre portion of a 8.64 total acre site in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located north of Alto Avenue and west of Lincoln Road within Sunrise Manor. WM/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-615-001; 140-18-615-002; 140-18-615-003; 140-18-615-004; 140-18-615-005; 140-18-615-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2975 Lincoln Road
- Site Acreage: 1.26
- Project Type: Office (Business Services)
- Square Feet: 19,900 (lease space)/128,388 (overall site)
- Parking Required/Provided: 238/529 (previously approved via WS-0782-08)

Site Plan

The plan depicts an existing warehouse facility with access provided via a private drive from Lincoln Road to the east. There are 6 buildings of various sizes associated with the entire site. According to the parking analysis, there are 529 parking spaces provided where 238 parking spaces are required for various uses. The applicant is requesting an office use for business services located within Building 6 (northeast corner) of the existing industrial complex. A use permit is needed because business services are required to have an approved special use permit in APZ-2 Overlay.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The photos depict an existing warehouse facility with a flat roof and stucco siding. The front entrance is located on the east side of the building facing Lincoln Road.

Floor Plans

The plan depicts an existing layout with offices, bathrooms, warehousing space, and a reception area.

Applicant's Justification

The applicant states this subject building (APN 140-18-615-006) is intended to be used as an administrative office space. There will be no new construction or site modifications for the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900968	Administrative design review to allow metal carports	Approved by ZA	December 2025
WS-0782-08	Waiver of development standards design review for an office warehouse	Approved by BCC	September 2008
WC-0815-07 (ZC-0009-03)	Waiver of conditions to a zone change for an industrial warehouse complex	Approved by BCC	August 2007
UC-1627-05	Use permit and design review for an electrical substation	Approved by PC	December 2005
WC-400086-05 (ZC-0009-03)	Waiver of conditions for a zone change requiring no loading docks within 150 feet of a residential use - expired	Approved by BCC	June 2005
TM-500329-04	Tentative map for an industrial subdivision	Approved by BCC	August 2004
DR-1013-04	Design review for an industrial complex	Approved by BCC	August 2004
VS-0330-04	A vacation and abandonment of rights-of-way being	Approved by PC	April 2004
TM-500111-04	Tentative map for commercial subdivision	Approved by PC	April 2004
UC-0357-03	Use permits for an industrial complex - expired	Approved by BCC	April 2003
ZC-0009-03	Zone change to reclassify 31.0 acres from R-E to M-1 Zone	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP (AE-75 & APZ-2)	Warehouse
South	Business Employment	IP (AE-70 & AE-75)	Warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	RS3.3 & RS5.2 (AE-75)	Single-family residential subdivision

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.

Special use permits are required in the APZ-2 Overlay in order to evaluate any impacts the use may have. The Airport Environs Overlay was established to provide for a range of uses compatible with the Accident Potential Zones (APZ). The existing building has been used as a warehousing and storage facility since its original construction in 2006. Staff find the proposed use will not have an increased impact to adjacent properties and staff can support the 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.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that 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

- 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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICHTECH HOLDINGS, LLC

CONTACT: RICHTECH HOLDINGS, LLC, 2975 LINCOLN ROAD, LAS VEGAS, NV 89115