

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0685-EMA HOLDINGS, LLC SERIES C:**HOLDOVER USE PERMITS** for the following: **1)** truck parking; and **2)** outdoor storage.**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** modify buffering and screening; **3)** allow a non-decorative fence; **4)** modify residential adjacency standards; and **5)** waive full off-site improvements.**DESIGN REVIEW** for truck parking and an outdoor storage facility on 5.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)

RELATED INFORMATION:

APN:

140-08-501-001; 140-08-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Puebla Street where required per Section 30.04.01D.
2. Allow a 6 foot high decorative screen wall where an 8 foot high decorative screen wall with a 15 foot landscape buffer is required for buffering and screening per Section 30.04.02C.
3. Allow a non-decorative fence along Puebla Street and Las Vegas Boulevard North where decorative fence is required within the Urban Area per Section 30.04.03B.
4. Allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Puebla Street where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description**

General Summary

- Site Address: 4229 N. Las Vegas Boulevard
- Site Acreage: 5.75
- Project Type: Truck parking and outdoor storage facility
- Parking Required/Provided: 12/12
- Sustainability Required/Provided: 7/3

History & Site Plan

The subject site is located at the northeast corner of Las Vegas Boulevard North and Puebla Street, encompassing approximately 5.75 acres across two parcels: APN 140-08-501-001 (3.04 acres) and APN 140-08-501-002 (2.71 acres).

Parcel 140-08-501-002 (eastern parcel) has an established entitlement history, including a Zone Change (ZC-0380-05) from H-2 zoning to M-1 zoning, and a waiver of development standards for off-site improvements (except paving), and a design review for an outdoor storage yard with a watchman's trailer. Additionally, a grading permit (BD23-29278) was issued for the site; however, the permit expired without final inspection, and as a result, the associated waiver and design review did not commence.

The applicant is requesting a use permit for a proposed truck parking and outdoor storage facility. According to Title 30, an outdoor storage is a conditional use in the IL zoning district. However, the applicant does not meet one of the required conditions, which mandates an 8 foot high screen fence or wall to screen outdoor storage areas from collector and arterial roadways. The site will have a 6 foot high decorative screen wall along the eastern half of the project along Las Vegas Boulevard North and the remainder will be chain link fence with slats, necessitating the use permit to allow the deviation from this standard. A use permit for truck parking is required in the IL Zone. The companion item, ZC-25-0684, proposes to reclassify APN 140-08-501-001 from H-2 (General Highway Frontage) to IL (Industrial Light) to ensure consistent zoning across the entire site for the proposed uses.

The site plan depicts a manufactured building to be utilized as a guard shack east of the driveway along Las Vegas Boulevard North adjacent to the parking area. The manufactured building is set back 61 feet from the east property line, and 54 feet from the south property line. Perimeter screening includes an existing 6 foot high decorative block wall along the north property line. The east and west property lines include a 6 foot high chain link fence. A portion of the south property line includes a 6 foot high block wall that is on either side of the driveway along Las Vegas Boulevard North. Attached to this wall is a 6 foot high chain link fence that connects to the western fence. A waiver of development standards to allow a non-decorative fence along Puebla Street and Las Vegas Boulevard where a decorative fence is required within the Urban Area is a part of this application.

Vehicular access is provided via a 40 foot wide driveway along Las Vegas Boulevard North, with gates that remain open during business hours. A total of 12 parking spaces are provided, meeting the minimum requirement. In addition, the site plan does not depict a trash enclosure for the site. Furthermore, the applicant is requesting to modify residential adjacency standards to allow outdoor storage where not permissible as primary or accessory use per Section 30.04.06E. Lastly, the applicant is requesting not to install full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Puebla Street.

Landscaping

A 20 to 24 foot wide landscape area is proposed along Las Vegas Boulevard North in accordance with Title 30 standards, with trees spaced approximately 30 feet on center. No landscaping is proposed along Puebla Street thus requiring a waiver of development standards. Furthermore,

buffering and screening is somewhat provided along the north property line. The plan shows a 24 foot wide landscape area with a double row of large trees to be planted; however, the existing decorative block wall along the north property line is 6 feet high. Title 30 requires an 8 foot high decorative wall to meet the required screening standards, thus necessitating another waiver of development standards.

Elevation and Floor Plan

A proposed manufactured building will be utilized as a guard shack. This building has an overall height of 12 feet and includes pre-manufactured exterior materials which include modular paneling and steel framing. The overall area for the guard shack is 550 square feet.

Applicant's Justification

The applicant requests approval of a use permit, waivers of development standards, and a design review to allow development of trucking parking lot and secured outdoor storage facility located at the northeast corner of Las Vegas Boulevard and Puebla Street. The facility will operate as a contract-based yard for vehicles and trailers, accessible only to pre-approved users and not the general public. A design review is included to support an exception to the standard trash enclosure requirement. The applicant states that all users are contractually required to remove their own refuse, and the site is monitored to ensure compliance, making a trash enclosure unnecessary. A use permit is required due to an existing 6-foot block wall along the north property line, where 8 feet is typically required. The applicant justifies the reduced height by citing a 58 foot separation from the nearest residence, enhanced landscaping with a 24 foot buffer and double row of trees. Waivers are requested for use limitations, buffering and screening, street landscaping, decorative fencing, and off-site improvements, primarily due to existing site conditions and a planned drainage project by Public Works. The applicant asserts the project supports the Sunrise Manor Area Plan by reducing truck parking in residential neighborhoods, improving pedestrian safety, and promoting land use compatibility near Nellis Air Force Base, as the site lies within a high-noise subzone.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-22-700007	Amended the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for East Alexander Road between Puebla Street and Nellis Boulevard	Approved by BCC	March 2023
ZC-0380-05	Zone change from H-2 to M-1 zoning, waiver of development standards and design review for an outdoor storage yard with watchman's trailer (APN 140-08-501-002)	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 (AE-65)	Single-family residential
South	Business Employment	RS5.2 & H-2 (AE-65 & AE-70)	Undeveloped & manufactured home park
East	Business Employment	CG (AE-65)	Flood channel
West	Business Employment	CG, IP (AE-65)	Warehouse development, outdoor storage, & undeveloped

Related Applications

Application Number	Request
ZC-25-0684	A zone change to reclassify APN 140-08-501-001 from H-2 to IL 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 Permits

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.

Title 30 requires a special use permit for trucking parking in an IL Zone. Staff finds that a truck parking facility is not a compatible use adjacent to a single-family residential development. The intensity and frequency of truck parking operations may include frequent truck circulation, truck engines idling, and loading and unloading of trailers, has the potential to generate a significant amount of noise as well as light pollution. These impacts are not adequately mitigated and could adversely affect the residences to the north.

Per Section 30.03.07D, outdoor storage must be screened from arterial and collector streets, rights-of-way, and adjacent non-industrial uses with an 8-foot-high screened fence or wall; however, the applicant proposes a 6-foot-high fence and wall along Las Vegas Boulevard and Puebla Street. Staff does not support the request, as the site can accommodate an 8-foot-high screen fence or wall consistent with Title 30, and the reduced height does not meet the intent of the standard to fully screen outdoor storage from public view and adjacent uses. Staff recommends denial for both use permit requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant requests to eliminate required street landscaping along Puebla Street, which includes large trees and shrubs per Section 30.04.01.D. The site can accommodate the required landscaping, and no hardship has been demonstrated. The absence of landscaping would negatively impact the streetscape and is inconsistent with the intent of the code to mitigate heat island impacts. Staff recommends denial of the waiver.

Waiver of Development Standards #2

The applicant requests to modify buffering and screening standards to allow an existing 6-foot-high decorative screen wall to remain where an 8-foot high decorative screen wall is required per Section 30.04.02C. While the site is directly adjacent to residential zoning district, there are no homes immediately abutting the subject site; instead, the adjacent area consists of open space and an internal street within the residential subdivision. To help mitigate potential impacts, the applicant is proposing a 24-foot-wide landscape buffer along the shared property line, including double rows of evergreen trees for year-round screening. However, while these improvements contribute to visual buffering, the reduced wall height may still fall short of fully meeting the intent of the standard, which is to ensure adequate separation between industrial and residential uses. Given that the site can accommodate an 8-foot wall and no specific hardship has been identified, staff is unable to support the waiver as proposed.

Waiver of Development Standards #3

The applicant requests to allow a non-decorative fence along Puebla Street and Las Vegas Boulevard where a decorative fence is required within the Urban Area per Section 30.04.03.B. According to Section 30.07.02, a decorative fence is defined as a fence constructed of decorative material which may be in combination with decorative walls and/or columns with no less than 50% of the vertical surface of the fence open. A chain link fence with slats is not decorative. The proposed fence does not meet this definition and does not contribute to the enhanced streetscape character intended for urban areas. Staff recommends denial of this request.

Waiver of Development Standards #4

The applicant requests to allow outdoor storage as a primary use, which is not permitted per Section 30.04.06.E when adjacent to residential zoning. Title 30 does not encourage outdoor storage in such locations due to potential land use conflicts, including visual impacts, noise, and incompatibility with residential character. In this case, the subject site is directly adjacent to a residentially zoned property to the north. The request does not meet the intent of the code to protect residential areas from incompatible industrial uses. No hardship has been demonstrated to justify the waiver; therefore, staff recommends denial.

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.

The proposed site layout for the outdoor storage yard is generally appropriate for the IL (Industrial Light) zoning district and provides adequate access, circulation, and parking. Vehicular access is provided via a 40 foot wide driveway, and internal circulation is sufficient for maneuvering large vehicles and trailers. However, the design includes several deviations from Title 30 standards, including a 6 foot high wall where 8 feet is required, elimination of required landscaping along Puebla Street, and the use of chain link fencing with slats along street frontages instead of decorative fencing. The site is also adjacent to residential zoning, and the request to allow outdoor storage as a primary use does not meet code requirements. Additionally, no trash enclosure is proposed. While the layout is functional, staff finds that the site can accommodate compliance with applicable standards, and no hardship has been demonstrated to justify the requested deviations. As part of the design review findings, staff finds that the site design does not demonstrate compatibility with adjacent development and does not meet the intent of applicable design and aesthetic standards. Since the companion use permit and waivers of development standards are not supported, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support this request to not install full off-site improvements when there are existing full improvements in the surrounding area. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the waiver of development standards and design review of ZC-0380-05;
- 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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Puebla Street;
- Applicant to remove all non-standard improvements within the drainage facility.

Fire Prevention Bureau

- 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: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 3 cards, 2 letters

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – To 12/03/25 – per the applicant.

APPLICANT: PEYMAN MASACHI

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