

**CLARK COUNTY BOARD OF COMMISSIONERS**  
**ZONING / SUBDIVISIONS / LAND USE**  
**AGENDA ITEM**

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**Petitioner:** Clark County District Attorney's Office

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**Recommendation:** AG-26-900372: Consider whether to commence revocation proceedings or pursue other remedies as provided by law concerning application WS-24-0735 for an office/warehouse building with outdoor storage approved on February 19, 2025 for property located at 3235 and 3255 Pepper Lane (APNs: 162-36-713-002 and -003); and direct staff accordingly. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

Clark County Code §30.01.07D.2 states that the County may commence revocation proceedings or pursue other remedies as provided by law for failure to abide by and comply with Title 30, any other chapter of the Clark County Code, the NRS, NAC or conditions attached to the approval of any application. In order to do so, the Board of County Commissioners (Board) must first determine whether sufficient cause exists to set a public hearing for revocation of an application. If sufficient cause exists, a public hearing shall be scheduled before the Board, where the property owner or other interested party may demonstrate why revocation is or is not appropriate.

It has been brought to staff's attention that two concerns have been raised regarding the acceptance and review of WS-24-0735, which are 1) the initiating authority of the application; and 2) adequate parking on the site.

The parcel at 3235 Pepper Lane (Parcel 002) was owned by J & J Investprop, LLC and transferred to J & J Pepper Ln, LLC ("J & J"). The parcel at 3255 Pepper Lane (Parcel 003) is owned by TEE Real Estate, LLC ("TEE"). While Parcel 002 is the subject site for the proposed building approved with WS-24-0735, Parcel 003 was included in the application due to the required cross access between the properties; however, the application form was only signed by J & J and TEE was not aware of the project. In addition, TEE further claims that it did not object at the public hearing for WS-24-0735 because it did not receive notice of the application, although County records indicate notice was mailed to TEE.

TEE further alleges that parking for Parcel 003 was approved in a prior application (UC-0389-09) and constructed and dedicated for use by existing businesses on Parcel 003 and that the parking spaces on Parcel 003 are not available for the uses approved in WS-24-0735 on Parcel 002. Finally, TEE states that the parking approved for WS-24-0735 includes parking spaces on Parcel 003 that will interfere with TEE's use of its property if the approval of WS-24-0735 is allowed to proceed as planned.

The District Attorney's Office and County Staff recommend that the BCC consider whether sufficient cause exists to set a public hearing to consider the revocation of WS-24-0735.

**Cleared For Agenda**  
05/20/26