

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0240-SIMS, STEVEN L.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the drainage study; and **2)** waive full off-site improvements in conjunction with a proposed minor subdivision on 2.0 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-70) Overlay.

Generally located north of Cartier Avenue and east of Lincoln Road within Sunrise Manor. WM/jl/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-701-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the drainage study where required per Section 30.04.08B.
2. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Cartier Avenue where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Lincoln Road where required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2606 Lincoln Road
- Site Acreage: 2.0
- Project Type: Minor subdivision
- Number of Lots: 2

Site Plan & Background

The site plan depicts a proposed two lot parcel map north of Cartier Avenue and east of Lincoln Road, which is requested with MSM-25-600112. An existing single-family residence is located on the west side of APN 140-18-701-020. The proposed minor subdivision would establish a 46,189 square foot lot encompassing the residence and create a second 40,439 square foot lot to the east. A drainage study and off-site improvements are required as part of the minor subdivision request; however, the applicant would like to waive the drainage study and off-sites until future development of the proposed eastern lot.

Landscaping

Landscaping is neither required nor a part of this request.

Applicant’s Justification

The applicant states that the purpose of the proposed minor subdivision is to convey the resulting eastern lot to the adjacent property owner directly north of the site. The proposed eastern lot would then become part of a larger development planned for that adjacent property. The applicant requests a waiver of the drainage study and off-site improvements required under MSM-25-600112 and proposes that these requirements be addressed when the adjacent property is developed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment (BE)	IP (AE-70)	Outdoor storage
South	Business Employment (BE)	RS20 & RS5.2 (AE-70)	Single-family residential
East	Business Employment (BE)	IP (AE-70)	Office warehouse
West	Business Employment (BE)	RS3.3 & IP (AE-70)	Single-family residential & undeveloped

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

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

Staff can support deferring the drainage study, as it will be provided with a future submittal. This will allow drainage requirements and any associated easements to be addressed with the upcoming submittal reviews.

Waiver of Development Standards #2

Staff can support deferring the off-site improvements, as they will be provided with a future submittal. This will ensure that required roadway and frontage improvements are addressed when detailed plans are submitted.

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

- 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 with future development;
- Full off-site improvements with future development;
- Right-of-way dedication to include spandrel on the southwest corner of the parcel for the Lincoln Road and Cartier Avenue intersection;
- 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.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOP STREET ESTATE, LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
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