



your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for March 13, 2025. (For possible action)
- IV. Approval of the Agenda for March 27, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

**04/15/25 PC**

- 1. **YS-25-0154-TECA FAMILY TRUST & CEBALLOS GILBERTO TRS:**  
**VACATE AND ABANDON** a portion of right-of-way being Copper Road located between Madge Lane and Sloan Lane within Sunrise Manor (description on file). TS/my/kh (For possible action)04/15/25 PC

**04/16/25 BCC**

- 2. **ZC-25-0170-HERNANDEZ-AQUINO, ALEX & HERNANDEZ, GLADIS:**  
**ZONE CHANGE** to reclassify 0.36 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Sahara Avenue and the east side of Lamont Street within Sunrise Manor (description on file). TS/rk (For possible action )04/16/25 BCC
- 3. **ZC-25-0180-OCHIAI GROUP, LLC:**  
**ZONE CHANGE** to reclassify a 0.40 acre portion of 0.63 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone for an existing commercial development. Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street within Sunrise Manor (description on file). TS/rk (For possible action) 04/16/25 BCC
- 4. **WS-25-0181-OCHIAI GROUP, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; and **2)** alternative driveway geometrics.  
**DESIGN REVIEW** for site modifications in conjunction with an existing commercial building (proposed restaurant and related facilities) on 0.63 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 300 feet west of Lamont Street within Sunrise Manor. TS/jud/cv (For possible action) 04/16/25 BCC

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: April 10, 2025.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142  
<https://notice.nv.gov>



## Sunrise Manor Town Advisory Board

March 13, 2025

### MINUTES

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Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanie Jordan –PRESENT Kevin Williams-EXCUSED Steve Demerritt- Planning
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the February 27, 2025 Minutes

**Moved by: Mr. Williams**

**Action: Approved**

**Vote: 4-0/Unanimous**

IV. Approval of Agenda for March 13, 2025

**Moved by: Ms. Cosgrove**

**Action: Approved with Item #1 being held**

**Vote: 4-0/Unanimous**

V. Informational Items: None

VI.

# Planning & Zoning

03/18/25 PC

1. UC-25-0118-SCHMID & COOK, LLC:

**USE PERMIT** for outdoor storage and display.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; **2)** reduce street landscaping; **3)** reduce and eliminate buffering and screening; **4)** eliminate parking lot landscaping; **5)** reduce parking; **6)** eliminate access gate setbacks; and **7)** reduce security wire height.

**BOARD OF COUNTY COMMISSIONERS**

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager



**DESIGN REVIEW** for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action)**03/18/25 PC**

**HOLD UNTIL THE APRIL 10 2025 MEETING PER APPLICANTS REQUEST**

**04/01/25 PC**

2. **ET-25-400019 (WS-23-0731)-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE A TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce setbacks for an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Evening Dew Drive, 330 feet south of Oakleigh Drive within Sunrise Manor. TS/my/cv (For possible action) **04/01/25 PC**

**Moved by: Harry Williams**

**Action: APPROVED per staff conditions**

**Vote: 4-0/Unanimous**

3. **WS-25-0144-ACOSTA MARTHA ALICIA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an addition to an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Hillman Avenue and the east side of Cascade Street within Sunrise Manor. TS/nai/cv (For possible action) **04/01/25 PC**

**Moved by: Mr. Barbeau**

**Action: APPROVED**

**Vote: 4-0/Unanimous**

**04/02/25 BCC**

4. **ET-25-400018 (ZC-21-0534)-DIAMOND ALTO, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.2 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.  
**DESIGN REVIEW** for office/warehouse buildings within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor. WM/my/cv (For possible action) **04/02/25 BCC**

**Moved by: Ms. Jordan**

**Action: APPROVED per staff conditions**

**Vote: 3-1**

5. **UC-25-0127-RODRIGUEZ NATIVIDAD CANO:**  
**USE PERMIT** for outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** buffering and screening; **3)** modify residential adjacency standards; **4)** reduce the front setback for a trash enclosure; and **5)** waive full off-site improvements.  
**DESIGN REVIEWS** for the following: **1)** outdoor storage (commercial vehicles); and **2)** alternative landscape plan on 1.39 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the west side of Lincoln Road, 120 feet north of Cartier Avenue within Sunrise Manor. WM/bb/kh (For possible action)**04/02/25 BC**

**Moved by: Harry Williams**

**Action: Denied**

**Vote: 4-0/Unanimous**

**VII. General Business: None**

**VIII. Public Comment:**

**IX. Next Meeting Date: The next regular meeting will be March 27, 2025**

**X. Adjournment**

The meeting was adjourned at 7:12 pm

**BOARD OF COUNTY COMMISSIONERS**

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-25-0154-TECA FAMILY TRUST & CEBALLOS GILBERTO TRS:**

**VACATE AND ABANDON** a portion of right-of-way being Copper Road located between Madge Lane and Sloan Lane within Sunrise Manor (description on file), TS/my/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

140-34-201-024; 140-34-201-026

**LAND USE PLAN:**

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of a portion of the public right-of-way. The purpose of this vacation would be to allow horse owners to enter the property more easily and to keep a large gate at the entrance of the property rather than demolishing it.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0359-07	Use permit to allow a commercial boarding stable and alternative landscaping	Approved by PC	May 2007
VS-0613-01	Vacation and abandonments of right of way	Approved by PC	July 2001
UC-1877-98	Use permit for overhead power lines	Approved by PC	January 1999
VC-1386-97	Vacation of and abandonment of easements	Approved by BCC	October 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Single-family residences & SNWA
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residences & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residences
West	Public Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20	SNWA, undeveloped, and single family residence

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

**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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** FLORENCIO FRAUSTO ROJAS  
**CONTACT:** FLORENCIO FRAUSTO ROJAS, 5950 COPPER ROAD, LAS VEGAS, NV  
89110

DRAFT





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-34-201-024  
140-34-201-026

PROPERTY ADDRESS/ CROSS STREETS: 5950 Copper RD Las Vegas NV 89110 Stewart, madge, liadon

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Florencio Frausto - Hilda Rodriguez  
 ADDRESS: 5950 Copper RD  
 CITY: Las Vegas STATE: NV ZIP CODE: 89110  
 TELEPHONE: \_\_\_\_\_ CELL 702-510-2414 EMAIL: Florencio@rodeoconcrete.com

APPLICANT INFORMATION (must match online record)

NAME: Florencio Frausto  
 ADDRESS: 5950 Copper RD  
 CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-510-2414 EMAIL: Florencio@rodeoconcrete.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]  
Property Owner (Signature)\*

Florencio Frausto  
Property Owner (Print)

02/11/25  
Date

DEPARTMENT USE ONLY

- |                              |                             |                              |                               |                             |  |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC            | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADP | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                 |

PROJECT ID: V5-24-0154  
 DATE: 4/15/25

ACCEPTED BY: MY  
 DATE: 2/10/25  
 FEE: 31200

PROJECT NAME: Sunrise Manor DATE: 3/27/25

V5-24-0154

PLANNER  
COPY

## Justification Letter

Clark County,

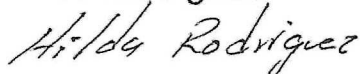
I am writing this justification letter to make the portion of the right-of-way by my property / gate private. My gate and the portion of the right of way which I would like to make private is on Copper Rd. right in front of my property by where the gate is located (APN 140-34-299-012 and APN 140-34-299-012). The concerns for APR-24-100206 is that many horse owners that board on the property go in and out of the property daily. It would make it a lot easier for everyone boarding on the property to enter the property, feed, care, clean and ride their horses. Many of the horse owners boarding also leave the property to ride their horses in the neighborhood. This automatic gate allows them to enter and leave the property without the need to get off their horses open a manual gate when entering and leaving. It prevents conflicts within the horses if one were to get loose as they are opening a manual gate. The gate was a big expense, that is very useful to everyone boarding at Copper Farm. It would be more cost effective to leave the gate and comply with Clark County, rather than to demo the gate. If the gate is to be demoed, we will also have to close Copper Farm for the time needed to demo and install a manual opening gate. I will be responsible for right of way by gate if approved. I just want to be able to have the gate in front of the property to make it easier for everyone. In order to keep the automatic gate, I will need to have the portion of the right of way near my gate. I am willing to submit any documentation needed and comply with anything needed.

Thank you,

Florencio Frausto Rojas



Hilda Rodriguez



PLANNING  
COPY

VS-25-0154



04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0170-HERNANDEZ-AQUINO, ALEX & HERNANDEZ, GLADIS:**

**ZONE CHANGE** to reclassify 0.36 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone for a future commercial development.

Generally located on the north side of Sahara Avenue and the east side of Lamont Street within Sunrise Manor (description on file). TS/rk (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-810-245; 161-05-810-246

**LAND USE PLAN:**

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.36
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning with no plans submitted. A future land use application for specific development plans will be submitted at a later date. The applicant indicates the Planned Land Use category for this site is designated as Neighborhood Commercial further affirming its suitability for commercial development. The property is situated in an area where adjacent land uses, and nearby zoning classifications support the change. These existing zoning districts demonstrate compatibility with the proposed change and underscore the appropriateness of extending CG to this property.

**Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Neighborhood Commercial	RS5.2	Undeveloped
West	Neighborhood Commercial	CP	Parking lot



**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG (Commercial General) zoning is appropriate and compatible with the surrounding area and is conforming to the NC (Neighborhood Commercial) land use category on the site. The adjacent properties to the west and farther east are currently zoned commercial and staff does not anticipate any adverse impacts with this proposal. Lastly, the site is located along Sahara Avenue where commercial zoning is appropriate. As a result, staff can support the CG zoning 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:**

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** BEN TORRELLA

**CONTACT:** BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0180-OCHIAI GROUP, LLC:**

**ZONE CHANGE** to reclassify a 0.40 acre portion of 0.63 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone for an existing commercial development.

Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street within Sunrise Manor (description on file). TS/rk (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-510-007 ptn

**LAND USE PLAN:**

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4741 E. Charleston Boulevard
- Site Acreage: 0.63 (overall)/0.40 (zone change)
- Existing Land Use: Retail building and parking lot

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning for the approximate south half of the parcel. There is a related land use request for the existing parking lot in conjunction with a proposed restaurant and future tavern. The site was previously approved for and operated as a restaurant and tavern. The context of the site's location justifies this request and a good example of furthering goals and policies under the Master Plan. The site is surrounded by consistent land use categories and zoning districts. Immediately to the east and farther west are CG developments. Therefore, the request is consistent and compatible with the immediate area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1778-03	Reclassified a portion of this site from R-2 to C-P for a parking lot in conjunction with a C-2 tavern expansion and remodel	Approved by BCC	January 2004
DR-0151-02	Expansion of the tavern business - expunged by ZC-1778-03	Approved by PC	March 2003



**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1728-99	Reclassified this site to C-2 for a tavern subject to a reduction to C-P for the southernmost 180 feet - C-P expired	Approved by BCC	February 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	R-3	Multi-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CG	Retail center
West	Neighborhood Commercial	RS3.3	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0181	A waiver of development standards and design review for a proposed restaurant and future tavern is a companion item on this agenda

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG (Commercial General) zoning is appropriate and compatible with the surrounding area and is conforming to the Neighborhood Commercial (NC) land use category on the site. The developed property to the east is zoned CG and the general area along Charleston Boulevard is planned for NC uses. The northern portion of the property is currently zoned CG and by reclassifying the CP portion of the property to CG will provide uniform zoning for the entire site. For these reasons, staff can support the zone change 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:**

**Fire Prevention Bureau**

- No comment.

**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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MARIA LIZA OCHIAI**

**CONTACT: OCHIAI GROUP LLC, 4485 S. JONES BOULEVARD, LAS VEGAS, NV 89103**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-05-510-007

PROPERTY ADDRESS/ CROSS STREETS: 4741 E CHARLESTON BLVD LAS VEGAS NV 89104

### DETAILED SUMMARY PROJECT DESCRIPTION

Conforming Zone Change from Commercial Professional (CP) to Commercial General (CG) for the southern portion of APN: 161-05-510-007 in conjunction with a proposed restaurant and existing parking lot.

### PROPERTY OWNER INFORMATION

NAME: OCHIAI GROUP, LLC

ADDRESS: 4485 S JONES BLVD

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89103

TELEPHONE: \_\_\_\_\_ CELL 702-606-9291 EMAIL: LIZA@ALOHAKITCHENLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: MARIA LIZA OCHIAI

ADDRESS: 4485 S JONES BLVD

CITY: LAS VEGAS

STATE: NV ZIP CODE: 8910 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-688-0101 EMAIL: LIZA@ALOHAKITCHENLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: MARIA LIZA OCHIAI

ADDRESS: 4485 S JONES BLVD


CITY: LAS VEGAS

STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-606-9291 EMAIL: LIZA@ALOHAKITCHENLV.COM

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

TOYOKAZU OCHIAI  
Property Owner (Print)

12/13/2024  
Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) ZC-25-0180

ACCEPTED BY JUD

PC MEETING DATE \_\_\_\_\_

DATE 02/20/2025

BCC MEETING DATE 04/16/2025

FEE \$ 1200

TAB/CAC LOCATION Sunrise Manor

DATE 03/27/2025



# D G Consultants

February 18, 2025

Clark County Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

ZC-2S-0180

**RE: Zone Boundary Amendment from Commercial Professional (CP) to Commercial General (CG)  
(APN: 161-05-510-007)**

On behalf of Ochiai Group, LLC, we are requesting a conforming zone boundary amendment (zone change) from Commercial Professional (CP) to Commercial General (CG) for the approximate southern half of APN 161-05-510-007. The Commercial General (CG) District is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The subject portion of this zone change is 0.4 acres, and part of a larger development site that is zoned Commercial General (CG), and located on the south side of Charleston Boulevard, 200 feet east of Lucerne Street.

The proposed use is either permitted by right or conditional in a CG zoning district. Based on the attached site plan with existing on-site and off-site improvements, and access points, the proposed use is entirely consistent with the intent of the CG zoning district with no impacts on adjacent or contiguous properties. The project complies with several Goals and Policies contained within the Clark County Master Plan.

## **Zone Boundary Amendment**

The request for Commercial General (CG) is for an existing parking lot in conjunction with a proposed restaurant and future tavern. The site was previously approved for and operated as a restaurant and tavern. The development is to reestablish a previously operated use and site design without negatively impacting the immediate area. The context of the site's location justifies this request and a good example of furthering goals and policies under the Clark County Master Plan. The site is surrounded by consistent land use categories and zoning districts. Immediately to the east is a CG development. Therefore, the request is entirely consistent and compatible with the immediate area.

The project complies with multiple Goals and Policies contained within the Clark County Master Plan. Goal SM-1 encourages reinvestment in established areas of Sunrise Manor and Policy SM-1.1 encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development.

The request is compliant and furthers Policy SM-1.2 for adaptive reuse which repurposes and reinvents vacant or functionally obsolete buildings through adaptive reuse in older neighborhoods of Sunrise Manor—where practical and consistent with development—to promote reinvestment and support countywide sustainability initiatives. Policy SM-1.3 which furthers corridor revitalization by supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment that establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit supportive centers.



## D G Consultants

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dionis Smith

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-25-0181-OCHIAI GROUP, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; and 2) alternative driveway geometrics.

**DESIGN REVIEW** for site modifications in conjunction with an existing commercial building (proposed restaurant and related facilities) on 0.63 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard, 300 feet west of Lamont Street within Sunrise Manor. TS/jud/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-05-510-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the width of the proposed street landscape strip along a portion of Charleston Boulevard (north property line) to 8 feet where a 10 foot wide landscape strip adjacent to an existing attached sidewalk is required per Section 30.04.01D (a 20% reduction).
- b. Reduce the width of the proposed street landscape strip along Nevada Avenue (south property line) to 6.5 feet where a 10 foot wide landscape strip adjacent to an existing attached sidewalk is required per Section 30.04.01D (a 35% reduction).
2. a. Reduce the throat depth for a driveway along Charleston Boulevard to 14 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 44% reduction).
- b. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1 and Section 30.04.08.
- c. Allow an existing 25 foot wide driveway width to remain where a minimum of 32 feet is required Uniform Standard Drawing 222.1 and Section 30.04.08 (a 22% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4741 E. Charleston Boulevard
- Site Acreage: 0.63

- Project Type: Restaurant and related facilities
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 4,424
- Parking Required/Provided: 30/37
- Sustainability Required/Provided: 7/3.5

### Site Plans

The plans depict an existing commercial building located on the northwest side of the site. Access to the project site is granted via a single existing commercial driveway along Charleston Boulevard. There are 37 parking spaces provided including 3 ADA spaces where 30 parking spaces are required. Parking is located along the east and south sides of the commercial building. The existing attached sidewalks were to remain along Charleston Boulevard and Nevada Avenue.

### Landscaping

The current aerial photo depicts no existing landscaping. Street landscape strips measuring 8 feet to 6.6 feet respectively, are provided along Charleston Boulevard and Nevada Avenue. The required width of the street landscape strips is 10 feet minimum requiring a request for a waiver of development standards. The proposed landscaping includes a mix of shrubs and trees located primarily along Charleston Boulevard and around the parking lot area. A combination of shrubs and Shoestring Acacia trees are proposed along Charleston Boulevard. The central portion of the landscape strip on Charleston Boulevard is proposed to be 8 feet in width due to the pedestrian on-site access walkway, which connects the sidewalk to the site leading to the building entrance.

The street landscaping width along Nevada Avenue ranges from 6.5 feet to 9 feet in width. An existing 6 foot high block wall is located within this landscape strip. A total of 22 Shoestring Acacia trees and shrubs are provided along the south side of the building, and the west and the south side of the site. Along the east property line is a 2.5 foot wide landscape strip area consisting of only shrubs. Additionally, this application includes a request for alternative landscaping. Even though the street landscape widths are reduced and some of the parking lot landscape finger islands are not provided, the applicant is proposing alternative location for the trees. The number of required trees are provided but relocated to the rear of the site.

### Elevations

The elevations depict the existing commercial building constructed primarily of stucco and brick veneer. The building is 19 feet tall with access provided to the building through storefront windows doors on the north and east façades of the building. The roof is flat and the exterior colors consist of neutral earth tones.

### Floor Plans

The plans depict an existing 4,424 square foot building. The interior of the building will be split into various rooms including bar area, dining room, kitchen, storage room, service area, preparation area and restrooms.



Applicant's Justification

The property is a fully developed commercial site that currently houses Aloha Kitchen and Bar. No changes are proposed to the building's footprint, height, square footage, or exterior materials. The current site layout, including ingress and egress, remains unchanged. The requests for the street landscaping waivers are needed to accommodate the existing conditions of the site, while still providing the required number of on-site trees in alternative locations. The request to reduce throat depth is needed to keep the existing conditions. The 14 foot throat depth has been in use for many years without any reported operational issues or traffic obstructions. To further enhance traffic flow, 2 parking spaces have been removed on either side of the driveway, improving visibility and creating a more accessible entry and exit point. The existing driveway and surrounding infrastructure do not allow for a commercial curb return and wider driveway width without extensive modifications. The site constraints include existing sidewalks, light poles, and underground utilities, which would require significant reconstruction to accommodate the curb return. Modifying these elements would not only be cost-prohibitive but could also impact pedestrian pathways, traffic flow, and utility service lines. Maintaining the current configuration ensures continued safe and effective site access while minimizing disruptions to existing infrastructure.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1778-03	Reclassified a portion of this site from R-2 to C-P for a parking lot in conjunction with a C-2 tavern expansion and remodel	Approved by BCC	January 2004
DR-0151-02	Design review for an expansion of the tavern business - expunged by ZC-1778-03	Approved by PC	March 2003
ZC-1728-99	Reclassified this site to C-2 for a tavern subject to a reduction to C-P for the southernmost 180 feet - C-P expired	Approved by BCC	February 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-3	Multi-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CG	Retail center
West	Neighborhood Commercial	RS3.3	Undeveloped

**Related Applications**

Application Number	Request
ZC-25-0180	A zone change to reclassify a portion of the project site from CP to CG 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**

##### 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 purpose of reviewing waivers for reduced landscaping strip width is to assure the proposed widths will be able to support the health of the plant materials and there are no possible alternatives. Staff can support the waiver request to reduce the street landscaping width along Charleston Boulevard. The applicant is providing adequate width for the majority of the street frontage, except for a portion where the pedestrian pathway connects the sidewalk to the building entrance. When combining the landscape strips in front and behind the pedestrian pathway, along Charleston Boulevard, the landscaping is adequate.

The existing block wall, which is a non-conforming feature of the site, along Nevada Avenue is within the street landscape strip. The applicant is providing large trees behind the wall which will serve as parking lot as well as street landscaping. However, the landscape spacing in front of the walls is minimal and will not allow for trees to be planted. However, the southern wall was permitted prior to the adoption of this Code. Therefore, staff can support this request.

##### 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 other 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.

This site presents an existing commercial development. No exterior changes are proposed to the existing building. The prior land uses involving a use permit and design review for a tavern, have expired. Staff finds that the overall design of the site is appropriate for the proposed use. Additionally, the applicant is proposing new landscaping and restriping of the parking lot. The redevelopment of this site supports Policy SM-2.5, which encourages the opportunities for the development of neighborhood centers to increase access to community oriented services and employment opportunities. Therefore, staff can support the design review request.



## **Public Works - Development Review**

### Waivers of Development Standards #2

The reduction in throat depth and driveway width, combined with the request to waive commercial curb return driveways, reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to navigate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will compound the impact of the pan driveways and narrow driveways, creating a dangerous situation for the public. Therefore, staff cannot support this request.

### **Staff Recommendation**

Approval of waiver of development standards #1 and the design review; denial of waiver of development standards #2.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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**

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

#### **Fire Prevention Bureau**

- No comment.



**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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARIA LIZA OCHIAI

**CONTACT:** OCHIAI GROUP LLC, 4485 S. JONES BOULEVARD, LAS VEGAS, NV  
89103

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-05-510-007

PROPERTY ADDRESS/ CROSS STREETS: 4741 E CHARLESTON BLVD LAS VEGAS NV 89104

**DETAILED SUMMARY PROJECT DESCRIPTION**

Waivers of development standards for street landscaping (Charleston Boulevard and Nevada Avenue), driveway throat depth reduction and Design Reviews for alternative parking lot landscaping and existing site conditions.

**PROPERTY OWNER INFORMATION**

NAME: OCHIAI GROUP, LLC  
 ADDRESS: 4485 S JONES BLVD  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89103  
 TELEPHONE: \_\_\_\_\_ CELL 702-606-9291 EMAIL: LIZA@ALOHAKITCHENLV.COM

**APPLICANT INFORMATION (must match online record)**

NAME: MARIA LIZA OCHIAI  
 ADDRESS: 4485 S JONES BLVD  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 8910 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-688-0101 EMAIL: LIZA@ALOHAKITCHENLV.COM

**CORRESPONDENT INFORMATION (must match online record)**

NAME: MARIA LIZA OCHIAI  
 ADDRESS: 4485 S JONES BLVD  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-606-9291 EMAIL: LIZA@ALOHAKITCHENLV.COM

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
 Property Owner (Signature)\*

TOYOKAZU OCHIAI  
 Property Owner (Print)

12/13/2024  
 Date

DEPARTMENT USE ONLY:

- |                              |  |                              |                               |                             |                             |  |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR            | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS-ZS-0181

ACCEPTED BY JUD

PC MEETING DATE —

DATE 02/20/2025

BCC MEETING DATE 04/16/2025

FEES \$1300.00

TAB/CAC LOCATION Sunrise Manor DATE 03/27/2025





WS-25-0101

## **Justification Letter for Aloha Kitchen – 4741 E Charleston Blvd (APR-24-101485) Rezone Request**

### **To Whom It May Concern:**

Aloha Kitchen, located at **4741 E Charleston Blvd**, submits this justification letter in reference to the original application **ZC-1778-03**. We respectfully request the reclassification of the property's zoning from **CP/CG (Planned Community Commercial/General Commercial)** to **C-2 (General Commercial)**. The property spans approximately **0.63 acres**.

### **Zoning Conformance**

The rezone request aligns with the **Planned Land Use Neighborhood Commercial (NC)** designation.

### **Existing Site Conditions**

The property is a fully developed commercial site featuring a **single-story building** that currently houses **Aloha Kitchen and Bar**. No changes are proposed to the building's footprint, height, square footage, or exterior materials.

- **Building Height:** 18 feet
- **Total Square Footage:** 4,424.5 sq. ft.
- **Exterior:** Neutral earth tones, stucco, and brick veneer, consistent with surrounding commercial properties

### **Trash Enclosure and Site Design**

The existing **trash enclosure** is located at the **rear of the property** and complies with city requirements. No modifications are proposed. The current **site layout, including ingress and egress, remains unchanged**.

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## **Requests for Waivers of Development Standards and Design Review**

### **1. Street Landscaping Waiver (South Side – Nevada Ave)**

- **Requirement:** 10-foot-wide landscape strip
- **Proposed:** 6'10" landscape strip
- **Justification:** The required trees are provided, but the planting width does not meet the 10-foot requirement. The site constraints, including existing utilities and limited available space due to the existing parking configuration, prevent full compliance. A Waiver of Development Standards is requested to allow the reduced width per Section 30.04.01D7, while ensuring that the required tree count is maintained for aesthetic and environmental benefits.

### **2. Street Landscaping Waiver (North Side – Charleston Blvd)**

- **Requirement:** 10-foot-wide landscape strip
- **Proposed:** 8-foot-wide landscape strip
- **Justification:** The required trees are provided, but the planting width does not meet the 10-foot requirement due to existing site constraints, including the sidewalk and public right-of-way along Charleston Blvd. The reduced width still allows for adequate landscaping to enhance the streetscape while maintaining visibility for pedestrian and vehicular traffic. A Waiver of Development Standards is requested under Section 30.04.01D7 to accommodate these existing conditions.

### **3. Parking Lot Landscaping Alternative Compliance – DESIGN REVIEW**

- **Requirement:** Trees must be placed within the parking lot
- **Proposed:** Trees relocated to an alternative site behind the building
- **Justification:** Due to site constraints, including the layout of parking stalls and drive aisles, placing trees within the parking lot would reduce functionality and obstruct vehicular movement. Instead, the required trees have been relocated to the rear of the property, where they will still provide shade and environmental benefits without interfering with circulation. A Design Review is requested to allow for this alternative compliance while ensuring the landscaping requirement is met or exceeded.

### **4. Throat Depth Reduction Waiver on the West Side Driveway**

- **Requirement:** Minimum 25-foot throat depth per Uniform Standard Drawing 222.1
- **Proposed:** Allow an existing 14-foot throat depth, which is below the required 25 feet.
- **Justification:** The existing site constraints, including the building placement and limited lot depth, prevent achieving the 25-foot minimum throat depth. Despite the reduced throat depth, the current configuration has operated successfully without safety concerns. The 14-foot throat depth has been in use for many years without any reported operational issues or traffic obstructions. To further enhance traffic flow, two parking spaces have been removed on either side of the driveway, improving visibility and creating a more accessible entry and exit point. The Waiver of



Development Standards is requested to allow the continued use of the existing 14-foot throat depth based on these existing conditions.

#### **5. Waiver for Commercial Curb Return Installation**

- **Requirement:** Commercial curb return per Uniform Standard Drawing 222.1
- **Proposed:** No commercial curb return installation
- **Justification:** The existing driveway and surrounding infrastructure do not allow for a commercial curb return without extensive modifications. The site constraints include existing sidewalks, light poles, and underground utilities, which would require significant reconstruction to accommodate the curb return. Modifying these elements would not only be cost-prohibitive but could also impact pedestrian pathways, traffic flow, and utility service lines. Maintaining the current configuration ensures continued safe and effective site access while minimizing disruptions to existing infrastructure.

#### **6. Waiver for Charleston Boulevard Commercial Driveway Width Reduction**

- **Requirement:** Minimum width per Uniform Standard Drawing 222.1
- **Proposed:** Maintain existing pan driveway width
- **Justification:** The existing driveway width has been in place and operational without issues. Widening the driveway to meet the current standard would require relocating existing street infrastructure, including light poles and sidewalks, creating unnecessary disruptions. Additionally, maintaining the existing width ensures compatibility with Charleston Blvd traffic flow, reduces potential congestion, and allows for smooth ingress and egress. The Waiver of Development Standards is requested based on these factors.

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### **Sustainability and Landscaping Compliance**

The site incorporates sustainable landscaping measures while adhering to safety and visibility constraints:

- **North Street Landscaping (Charleston Blvd)**
  - **Requirement:** 1 tree per 30 feet (6 trees required)
  - **Proposed:** 2 trees (limited by sight visibility restrictions)
- **South Street Landscaping (Nevada Ave)**
  - **Requirement:** 1 tree per 30 feet (6 trees required)
  - **Proposed:** 10 trees (exceeding requirements)
- **Parking Lot Landscaping (East & West)**
  - **Requirement:** 1 tree per 6 parking spaces
  - **Total Required:** 7 trees (for 37 spaces)
  - **Proposed:** 9 trees (relocated but exceeding the requirement)

**Total Required Trees: 19**

**Total Proposed Trees: 21 (exceeding requirements)**

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### **Parking Compliance**

- **Required Parking Spaces: 30 (based on 4,424.5 sq. ft. / 150 SF per space)**
  - **Proposed Parking Spaces: 37 (exceeding the requirement)**
- 

### **Conclusion**

**Aloha Kitchen at 4741 E Charleston Blvd will continue to comply with zoning and design standards. No modifications to the site design, parking, or building structure are planned. The landscaping plan will meet or exceed requirements while considering site constraints.**

**Furthermore, the existing infrastructure will not add an undue burden on public utilities, as the property is fully developed and serviced by existing public facilities. This rezone aligns with the goals of Sunrise Manor by encouraging reinvestment and revitalization in the area, supporting economic development, and contributing to a thriving commercial corridor.**

**We appreciate your review and look forward to the County's approval based on the justification provided. Please feel free to contact us for any additional information or clarification.**

**Sincerely,**



**Maria Liza Ochiai**