



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 12, 2019

7:00 p.m.

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members:

Jon Wardlaw – Chair  
Susan Philipp  
Raymond Berg

John Williams - Vice Chair

Secretary:

Maureen Helm 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)

County Liaison:

Blanca Vazquez 702-455-8531, [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
  
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.
  
- III. Approval of Minutes October 29, 2019 (For possible action)
  
- IV. Approval of Agenda for November 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
 YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

**Vacancy on the Paradise town board, Applications will be accepted until November 24, 2019  
Applications available from TAB secretary or on the Clark County web site.**

VI. Planning & Zoning

1. **UC-19-0642-AUTO GROUP, LLC:**  
**HOLDOVER USE PERMIT** for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)
2. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**  
**HOLDOVER WAIVER OF CONDITIONS** of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)
3. **AR-19-400145 (UC-19-0170) -MCBEATH HOLDINGS LLC & SUNTECH AIR CENTER LTD:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) place of worship; and 2) day care.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/tk/jd (For possible action) **PC 12/3/19**
4. **ET-19-400136 (VS-0758-17) - SUNRISE HEALTHCARE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** of a portion of right-of-way being Eastern Avenue located between Rochelle Avenue and Harmon Avenue within Paradise (description on file). TS/jor/jd (For possible action) **PC 12/3/19**
5. **UC-19-0810-P F C SUNSET, LLC:**  
**USE PERMIT** for proposed retail sales in conjunction with an office warehouse development on a portion of 3.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road, 700 feet east of McLeod Drive within Paradise. JG/bb/jd (For possible action) **PC 12/3/19**
6. **UC-19-0815-HACIENDA-ARVILLE LLC:**  
**USE PERMIT** for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**

7. **UC-19-0824-ATRIUM HOLDINGS, LLC:**  
**USE PERMIT** for long term/short term lodging.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/al/jd (For possible action)  
**PC 12/3/19**
8. **UC-19-0833-ADS INVESTMENTS LLC:**  
**USE PERMIT** for a proposed minor training facility within an existing office warehouse building on a portion of 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**
9. **WS-19-0798-SMITH STEVEN & KELLY REVOCABLE TRUST & SMITH STEVEN WAYNE & KELLY CHRISTINE TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced side street setback on 0.5 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Wigwam Avenue and the west side of Via De Bellasidra Court within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**
10. **WS-19-0800-COUNTY OF CLARK (AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for modifications to a portion of McCarran International Airport, to construct a new helicopter hanger on a 5.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone. Generally located on the north side of Russell Road (alignment), 700 feet east of Las Vegas Boulevard South within Paradise. JG/bb/jd (For possible action) **PC 12/3/19**
11. **WS-19-0808-GREAT BUNS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; and 2) deviate from design standards per Table 30.56-2 for an accessory storage building.  
**DESIGN REVIEW** for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/al/jd (For possible action) **PC 12/3/19**
12. **WS-19-0831-4640 S DECATUR LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for an addition to an existing building materials supply company on 0.9 acres in a C-2 (General Commercial) Zone. Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard within Paradise. MN/md/jd (For possible action) **PC 12/3/19**

13. **WS-19-0837-GC VEGAS RETAIL, LLC & NAKASH, S. & W. LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase projecting sign area; and 2) increase the number of animated signs.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign package; 2) increase projecting sign area; and 3) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/lm/jd (For possible action)  
**BCC 12/4/19**

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's/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 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 Chair or the Board/Council by majority vote.

- IX. Next Meeting Date: November 26, 2019

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations  
Paradise Community Center- 4775 McLeod Dr.  
Clark County Library- 1401 E. Flamingo Rd.  
Sunset Park- 2601 E. Sunset Rd.  
Fire Station 38- 1755 Silver Hawk Ave  
<https://notice.nv.gov/>



## Paradise Town Advisory Board

October 29, 2019

### MINUTES

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Board Members:	Jon Wardlaw –Chair- <b>PRESENT</b> John Williams —Vice Chair- <b>PRESENT</b> Raymond Berg – <b>PRESENT</b>	Susan Philipp – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Al Laird; Planning, Blanca Vazquez; Town Liaison;

Meeting was called to order by Chair Wardlaw at 7:00 p.m.

II. Public Comment:  
None

III. Approval of October 8, 2019 Minutes

**Moved by: Philipp**  
**Action: Approve as submitted**  
**Vote: 4-0**

Approval of Agenda for October 29, 2019

**Moved by: Williams**  
**Action: Approve with changes**  
**Vote: 4-0 Unanimous**

IV. Informational Items

**With the passing of Robert Orgill, there is a vacancy on the Paradise town board. Applications will be accepted until November 24, 2019. Applications available from TAB secretary or on the Clark County web site.**

V. Planning & Zoning

1. **UC-19-0642-AUTO GROUP, LLC:**

**USE PERMIT** for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action) **PC 11/5/19**

**Held per applicant. Return to the November 12, 2019 Paradise TAB meeting**

2. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**

**WAIVER OF CONDITIONS** of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action) **PC 11/5/19**

**Held per applicant. Return to the November 12, 2019 Paradise TAB meeting**

3. **UC-19-0710-LEVINE INVESTMENTS L P:**

**USE PERMITS** for the following: 1) retail sales; 2) alcohol sales (liquor – packaged only); 3) alcohol sales (beer and wine – packaged only); and 4) on-premises consumption of alcohol (service bar).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) driveway geometrics.

**DESIGN REVIEWS** for the following: 1) commercial building consisting of a restaurant and a liquor store; and 2) vivid hues in conjunction with a commercial development and hotel on a portion of 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr/ja (For possible action) **PC 11/19/19**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions, with the applicant agreeing to the removal of the 2 Parking spaces on the West side of the site adjacent to the driveway**

**VOTE: 4-0 Unanimous**

4. **UC-19-0758-ESKAY PROPERTIES, LLC:**

**USE PERMIT** for a vehicle (auto) repair/body shop.

**WAIVER OF DEVELOPMENT STANDARDS** to permit a vehicle (auto) paint/body repair shop as a primary use and not as an accessory use to vehicle sales in conjunction with an existing commercial building on a portion of 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Pearl Street within Paradise. TS/sd/jd (For possible action) **PC 11/19/19**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **UC-19-0769-FASHION SHOW MALL, LLC:**  
**USE PERMIT** to allow a recreational facility (Casino Quest) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 43.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/jor/jd (For possible action) **PC 11/19/19**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

6. **UC-19-0771-KCKLG, LLC:**  
**USE PERMIT** for a pharmacy within an existing office/warehouse complex on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Eastern Avenue and Pama Lane within Paradise. JG/sd/ja (For possible action) **PC 11/19/19**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

7. **VS-19-0783-CHAMBER ASSOCIATES, LLC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between the Elm Drive (alignment) and Sands Avenue and between Manhattan Street and Paradise Road within Paradise (description on file). TS/pb/jd (For possible action) **PC 11/19/19**

**MOVED BY-Berg**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

8. **WS-19-0765-HIGGINS, FRANCIS ARTHUR & LOUISE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase block wall and fence height in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of Tomiyasu Lane, approximately 530 feet south of Sunset Road within Paradise. JG/sd/ja (For possible action) **PC 11/19/19**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

9. **WS-19-0770-DESERT INN CAMBRIDGE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a place of worship in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action) **PC 11/19/19**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**Removal of the review**  
**VOTE: 4-0 Unanimous**

AUTO SALES  
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0642-AUTO GROUP, LLC:**

**HOLDOVER USE PERMIT** for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-24-404-006

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 2950 E. Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 11/16 (40 vehicle display spaces are proposed)

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The original application was for an accessory structure. The original plans showed a parking area north of the building with 12 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant has indicated they would like to provide 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 38 display spaces in the rear of the property. The rear and side of the building are un-delineated parking/display areas without a clear pedestrian walkway to the front of the building. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the properties to the east and west.



Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site, with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site can accommodate 40 display spaces and 10 customer parking spaces, along with bicycle racks. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites the property can accommodate the increase in display vehicles.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

**Related Applications**

Application Number	Request
WC-19-400114 (ADR-18-900333)	A waiver of conditions request to remove the limitation on 5 vehicle display spaces is a companion item on this agenda.

**Clark County Public Response Office (CCPRO)**

Case CE19-08360 is an active case filed May 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Code allows for 5 vehicle display spaces in a C-2 zone when the business shares parking with another business. Since there is shared access with the property to the east and west, parking is considered to be shared. The administrative design review which was approved in June of 2018 showed a 16 parking spaces on site; 4 on the south side (front) of the building and 12 on the north side (back) of the building. Due to limited onsite parking for customers and vehicle display space, a condition was placed on the prior application to limit the vehicle rental use to 5 display cars. The applicant is now requesting an increase in display vehicles. Specifically, the applicant wants to add 2 display spaces in the front of the building and 38 spaces behind the building. However, plans submitted with the application do not demonstrate there is sufficient area on the site to display the vehicles in an orderly fashion and in areas that will not impact vehicles traveling to/from the site and adjacent properties. Aerials and photographs of the property show vehicles parked in tandem anywhere from 2 to 9 vehicles deep and 7 vehicles wide. Additionally, the plans do not show a clear walkway for customers who park in the rear of the property to freely access the front of the property. For these reasons, staff cannot support the request.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Minimum 4 customer parking spaces shall be provided in the front (south) of the property;
- Parking and vehicle display in front (south) of the property limited only to areas approved for parking of vehicles;
- Provide clear pedestrian access from the front (south) of the building to the rear (north) parking area;
- All vehicles on-site must be operable.

- Applicant is advised that the site is not approved for an auction; all areas used for parking and vehicle display are to be paved; 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 that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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:**

**PLANNING COMMISSION ACTION:** October 1, 2019 – HELD – To 11/05/19 – per the applicant.

**APPLICANT:** YAIR BEN MOSHE

**CONTACT:** YAIR BEN MOSHE, 522 E. TWAIN AVE, LAS VEGAS, NV 89169

DRAFT

AUTO SALES  
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**

**HOLDOVER WAIVER OF CONDITIONS** of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-24-404-006

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**  
General Summary

- Site Address: 2950 E. Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 11/16 (40 vehicle display spaces are proposed)

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The original application was for an accessory structure. The original plans showed a parking area north of the building with 12 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant has indicated they would like to provide 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 38 display spaces in the rear of the property. The rear and side of the building are un-delineated parking/display areas without a clear pedestrian walkway to the front of the building. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the properties to the east and west.

Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADR-18-900333:

Current Planning

- Until June 1, 2020 to commence;
- Maximum of 5 cars for display.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Applicant's Justification

The applicant indicates that the site can accommodate the 40 display spaces and 10 customer parking spaces, along with bicycle racks on the site. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites, the property can accommodate the increase in display vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-19-0642	A use permit to allow more than the 5 display vehicles is a companion item on this agenda.

**Clark County Public Response Office (CCPRO)**

Case CE19-08360 is an active case filed May 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The applicant is requesting a waiver of conditions to allow up to a maximum of 40 display spaces. Code allows for 5 vehicle display spaces in a C-2 zone when the business shares parking with another business. Since there is shared access with the property to the east and west, parking is considered to be shared. The administrative design review which was approved in June of 2018 showed a 16 parking spaces on site; 4 on the south side (front) of the building and 12 on the north side (back) of the building. Due to limited onsite parking for customers and vehicle display space, a condition was placed on the prior application to limit the vehicle rental use to 5 display cars. The applicant is now requesting an increase in display vehicles. Specifically, the applicant wants to add 2 display spaces in the front of the building and 38 spaces behind the building. However, plans submitted with the application do not demonstrate there is sufficient area on the site to display the vehicles in an orderly fashion and in areas that will not impact vehicles traveling to/from the site and adjacent properties. Aerials and photographs of the property show vehicles parked in tandem, anywhere from 2 to 9 vehicles deep and 7 vehicles wide. Additionally, the plans do not show a clear walkway for customers who park in the rear of the property to freely access the front of the property.

Staff finds that there have been no changes to warrant removal of the current condition. Staff finds that although the property can accommodate more display vehicles, the increase would present circulation issues, sight visibility issues, and possible safety concerns; therefore, staff cannot support the request.

**Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

If approved:

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**PLANNING COMMISSION ACTION:** October 1, 2019 – HELD – To 11/05/19 – per the applicant.

**APPLICANT:** YAIR BEN MOSHE

**CONTACT:** YAIR BEN MOSHE, 522 E. TWAIN AVENUE, LAS VEGAS, NV 89169

**DRAFT**

12/03/19 PC AGENDA SHEET

PLACE OF WORSHIP/DAY CARE  
(TITLE 30)

SANDHILL RD/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400145 (UC-19-0170) -MCBEATH HOLDINGS LLC & SUNTECH AIR CENTER LTD:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) place of worship; and 2) day care.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/tk/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

161-31-701-011 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce parking spaces to 101 spaces where 113 parking spaces are required per Table 30.60-1 (a 10.7% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6126 S. Sandhill Road
- Site Acreage: 2.1 (portion)
- Project Type: Place of worship and day care
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 7,000 (place of worship)/8,738 (day care)/13,492 (office/warehouse)
- Parking Required/Provided: 113/101

Site Plans

The approved plans depict an existing office/warehouse building consisting of 29,230 square feet. Approximately 7,000 square feet of the building will be utilized as a place of worship,



8,738 square feet will be used as a day care facility, and the remaining 13,492 square feet of the building is occupied by office/warehouse and commercial uses. A 1,000 square foot playground area that will be enclosed by a chain-link fence is located on the east side of the building, and will not be visible from the public right-of-way. Access to the project site is granted via existing commercial driveways along Patrick Lane, a collector street, and Sandhill Road. The site requires 113 parking spaces where 101 parking spaces are provided. According to the applicant, the place of worship does not include a food pantry.

#### Landscaping

All street and interior parking lot landscaping exists and no additional landscaping is provided or required with this application.

#### Elevations

The existing building ranges in height from 22 feet to 25 feet to the top of the existing embellishments that provide for roofline variation. The exterior of the building consists of concrete tilt-up panels and an aluminum storefront window system. The building is painted with neutral colors.

#### Floor Plans

The approved plans depict a day care with a floor area consisting of 8,738 square feet with 7 classrooms, a miscellaneous room, and restroom facilities. The place of worship consists of 7,000 square feet and includes the main auditorium, stage area, 2 classrooms, foyer/lobby, office, storage room, sound room, and a light room.

#### Signage

Signage is not a part of this application.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0170:

#### Current Planning

- 2 weeks to secure a written agreement for the off-site parking and submit to staff;
- 6 months to review as a public hearing;
- No food pantry.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states they have been in compliance with code enforcement and the neighboring tenants, and have not had any issues. The applicant has also submitted the required parking review. They are requesting to remove the time limit and make this use permit permanent.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0170	Place of worship with a day care	Approved by PC	April 2019
UC-0152-17	Hospital – withdrawn	Withdrawn	March 2017
UC-1158-05	Major charter school – no longer at this location – expired	Approved by BCC	October 2005
UC-0468-97	Place of worship with waiver for reduced parking – no longer at this location – expired	Approved by PC	April 1997
DR-0602-96	29,400 square foot office/warehouse building	Approved by PC	July 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office buildings & undeveloped
East & West	Business and Design/Research Park	M-D	Office/warehouse developments
South	Business and Design/Research Park	M-D	Office building

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the approval of the use permit, a reversionary final map has been submitted and is in process (PW-19-500046) to make it one parcel. The applicant has not had any issues with code enforcement, or the neighboring area tenants regarding the place of worship or the day care. The parking contract has been submitted and they have been in compliance with the conditions of approval; therefore, staff can support this review and remove the time limit.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DANIELLE FITZGERALD

**CONTACT:** DANIELLE FITZGERALD, 6126 S. SANDHILL RD., STE. 110 & 115, LAS VEGAS, NV 89120

DRAFT

CONGREGATE CARE FACILITY  
(TITLE 30)

EASTERN AVE/ROCHELLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-19-400136 (VS-0758-17) - SUNRISE HEALTHCARE, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME of a portion of right-of-way being Eastern Avenue located between Rochelle Avenue and Harmon Avenue within Paradise (description on file). TS/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-23-604-002

**LAND USE PLAN:**  
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

The approved plan depicts a 5 foot wide, approximately 334 foot long section of Eastern Avenue running along the east property line of Assessor's Parcel Number (APN): 162-23-604-002. Per the applicant, the vacation and abandonment of the excess right-of-way is necessary to accommodate a detached sidewalk required with the development of the congregate care facility.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0758-17:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

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.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division – Addressing

- No comment.
- Building/Fire Prevention

- No comment.
- Clark County Water Reclamation District (CCWRD)
- No objection.

Applicant’s Justification

Per the applicant’s justification letter, the subject property is in the process of completing a parcel map (MSM-600035-17) with the Clark County Public Works Survey – Mapping Division. Since the parcel map was extended an additional year, the applicant anticipates that the parcel map will record before the end of the year which will allow time for the vacation to record.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-900521-18 (UC-0616-15)	Extended a proposed congregate care facility	Approved by ZA	September 2018
VS-0758-17	Vacated a portion of right-of-way (Eastern Avenue)	Approved by PC	October 2017
UC-0616-15	A congregate care facility with a design review	Approved by BCC	July 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of worship
South	Commercial Neighborhood	C-1	Mini-warehouse
East	Office Professional & Residential High (8 du/ac to 18 du/ac)	C-P & R-3	Office & senior living facility
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-3 & R-4	Condominiums & apartments

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since a parcel map is in

process with the Clark County Public Works Survey – Mapping Division, staff has no objection to the applicant's request of an extension of time.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until October 17, 2021 to record.
- Applicant is advised that 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 that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SUNRISE HEALTHCARE, LLC

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-0758-17</u>	STAFF	DATE FILED: <u>10/7/19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$300.00</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>Muo-3</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>ET-19-400136</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>11/12</u> TIME: <u>7:00</u> PC MEETING DATE: <u>12/3/19 7:00</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-1/none/none</u> PLANNED LAND USE: <u>wpop</u>
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PROPERTY OWNER	NAME: <u>Sunrise Healthcare, LLC</u> ADDRESS: <u>901 N Green Valley PKWY #130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: _____ E-MAIL: <u>michael@wdcnevada.com</u>
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APPLICANT	NAME: <u>Sunrise Healthcare, LLC</u> ADDRESS: <u>901 N Green Valley PKWY #130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: _____ E-MAIL: <u>michael@wdcnevada.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Baughman &amp; Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: _____ E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 162-23-604-002

PROPERTY ADDRESS and/or CROSS STREETS: Eastern/Rochelle

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.

<p style="text-align: center;"></p> <p>Property Owner (Signature)</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>October 3, 2019</u> (DATE) By <u>Michael Ochoa</u></p> <p>NOTARY PUBLIC: <u>Karen Lee McClain</u></p>	<p style="text-align: center;">Michael Ochoa, President</p> <p>Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">   <b>KAREN LEE MCCLAIN</b>        Notary Public State of Nevada        No. 14-15329-1        My Appt. Exp. November 21, 2022     </div>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

*Baughman & Turner, Inc.*

Consulting Engineers & Land Surveyors

1210 HINSON ST.  
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771  
FAX (702) 878-2695

October 7, 2019

**Clark County Current Planning**

500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Sunrise Healthcare, LLC  
APN 162-23-604-002**

**PLANNER  
COPY**

To Whom It May Concern,

Please let this letter serve as a request for an extension of time on VS-0758-17. The Vacation and Abandonment is for excess right-of-way. Because we have a detached sidewalk on Eastern Ave., we are required to vacate 5' of right-of-way. This vacation is tied to parcel map MSM-17-600035, which was recently granted a one-year extension of time. We anticipate the parcel map recording before the end of the year, which will allow the vacation to record. This vacation and abandonment is a condition of UC-616-15.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
*Baughman & Turner, Inc.*



Josh Harney  
Project Coordinator



12/03/19 PC AGENDA SHEET

RETAIL SALES  
(TITLE 30)

SUNSET RD/MCLEOD DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0810-P F C SUNSET, LLC:**

**USE PERMIT** for proposed retail sales in conjunction with an office warehouse development on a portion of 3.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the north side of Sunset Road, 700 feet east of McLeod Drive within Paradise. JG/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-36-410-066 ptn

**LAND USE PLAN:**  
WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 2950 E. Sunset Road
- Site Acreage: 3.8 (portion)
- Project Type: Retail Sales
- Number of Stories: 2
- Square Feet: 4,500
- Parking Required/Provided: 113/131

Site Plan

The site plan depicts a 3.8 acre parcel with two, 2 story buildings oriented east to west, with twelve 4,500 square foot condo units. The property has 131 parking spaces located on the north and south sides of the buildings and along the east property line.

Landscaping

The property has existing landscaping.

Elevations

The photo shows buildings with a concrete and stucco finish, and awning covered aluminum framed windows at the first floor entrances.

Floor Plans

The floor plans depict office spaces and equipment storage on the first floor, and offices and future space on the second floor.

Signage

Signage is not a part of this application.

Applicant's Justification

PFC Loadout is a tactical gear shop serving clients attending the training courses (minor training facility), military, law enforcement, shooting, and sporting goods enthusiasts. The existing training facility is considered a permitted minor training facility in the M-D zoning district. The facility operates Monday through Friday from 9:00 a.m. to 5:00 p.m. in suite 120. The retail sales will take place on the first floor of the building at the north entrance in a space of approximately 400 square feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0742-15	Reclassified from C-2 to M-D zoning	Approved by BCC	January 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Manufacturing Units
South	Commercial Neighborhood	C-1	Retail
East	Industrial	C-2	Personal Storage
West	Industrial	C-2 & M-1	Commercial Offices

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The property has adequate parking and the proposed retail sales will not create a negative adverse impact. The 400 square feet of proposed retail sales area will not generate a significant amount of traffic or create an undue adverse effect on adjacent properties. The proposed use is in harmony with the surrounding neighborhood, adequately served by public facilities and will not impose an undue burden.

**Department of Aviation**

The property lies within the AE-70 (70 - 75 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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:** PFC LOADOUT

**CONTACT:** GINA KENT, PFC LOADOUT, 2960 SUNSET ROAD, SUITE 125, LAS VEGAS, NV 89120



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>10-8-2019</u>	APP. NUMBER: <u>UC-19-0810</u>
	PLANNER ASSIGNED: <u>BSR</u>	TAB/CAC: <u>Paradise</u>
	ACCEPTED BY: <u>BSB</u>	TAB/CAC MTG DATE: <u>11-12</u> TIME: <u>7pm</u>
	FEE: <u>\$675</u>	PC MEETING DATE: <u>12-3</u> TIME: <u>7pm</u>
	CHECK #: <u>0343</u>	BCC MEETING DATE: _____
	COMMISSIONER: <u>JG</u>	ZONE / AE / RNP: <u>M-D AE-70</u>
	OVERLAY(S)? _____	PLANNED LAND USE: <u>IND</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>PFC Sunset LLC   Stephen Krystek</u>	
	ADDRESS: <u>2960 E Sunset Rd, Suite 125</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>	
	TELEPHONE: <u>702-647-1126</u> CELL: _____	E-MAIL: <u>stefanie@pfcgoc.com</u>
<b>APPLICANT</b>	NAME: <u>PFC Loadout   Stephen Krystek</u>	
	ADDRESS: <u>2960 E Sunset Rd, Suite 120</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>	
	TELEPHONE: <u>702-647-1126</u> CELL: _____	E-MAIL: <u>info@pfcloadout.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>	NAME: <u>Gina Kent</u>	
	ADDRESS: <u>2960 E Sunset Rd, Suite 120</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>	
	TELEPHONE: <u>702-647-1126</u> CELL: <u>702-606-1912</u>	E-MAIL: <u>info@pfcloadout.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-36-410-066

PROPERTY ADDRESS and/or CROSS STREETS: 2960 E Sunset Rd, Suite 120, Las Vegas, NV 89120

PROJECT DESCRIPTION: Special Use Permit for Retail at location.

(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)\*

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 7, 2019 (DATE)  
By Stephen Krystek

NOTARY PUBLIC: Judith Pearson

STEPHEN KRYPEK  
Property Owner (Print)



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Re: 162-36-410-061

PFC Loadout is a tactical gear shop seeking a special use permit for retail in M-D zone. We serve clients attending our training courses as well as military, Law Enforcement and local sporting goods/ Shooting and gun enthusiasts. We operate M-F, 9am - 5pm at 29100 E Sunset Rd, Ste 120, Las Vegas, NV 89120.

Parking required is 108. Parking available is 131.

Mia Kent  
Manager, PFC Loadout

UC-19-0810

PLANNER  
COPY

12/03/19 PC AGENDA SHEET

MAJOR TRAINING FACILITY  
(TITLE 30)

HACIENDA AVE/ARVILLE ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0815-HACIENDA-ARVILLE LLC:**

**USE PERMIT** for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-30-312-001

**LAND USE PLAN:**  
WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 4525 W. Hacienda Avenue
- Site Acreage: 7.2
- Project Type: Major Training Facility
- Number of Stories: 2
- Square Feet: 1,300
- Parking Required/Provided: 229/246

Site Plans

The plans depict an existing office/warehouse complex consisting of 3 buildings with access drive ways from Hacienda Avenue. The major training facility will occupy unit 101 located in the northern building. The three buildings within the office/warehouse complex contain a total of 112,223 square feet. Two hundred and forty-six parking spaces are provided for the complex where 228 spaces are required. No changes are proposed to the site design.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans (photographs) depict an existing building consisting of a painted CMU split-face block exterior. The east elevation depicts an existing entrance door to the facility. The west elevation depicts existing roll-up doors and windows.

Floor Plans

The plans depict a total area of 1,300 square feet that consists of 1 office, private bathroom, restrooms, utility room, and an open training area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the major training facility is for corporate training events with more than 30 students per class. The facility is staffed by 1 full time instructor. Hours of operation are proposed from 6:00 p.m. to 10:00 p.m., Tuesday through Friday and 10:00 a.m. to 2:00 p.m. on Saturday. The corporate training will not impact the area in a negative manner, as many businesses within the complex are closed during the facility's operating hours on evenings and weekends.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0634-16	Minor Training Facility	Approved by PC	October 2016
UC-0096-13	Communication tower (amateur radio)	Approved by PC	April 2013
UC-0434-11	Place of Worship – expired	Approved by PC	November 2011
TM-0118-08	1 lot industrial subdivision	Approved by PC	August 2008
AC-95-83	Office/warehouse building	Approved by PC	June 1983
ZC-145-82	Reclassified from an R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	October 1982

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Industrial	M-1	Office/warehouse

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that a major training facility is appropriate at this location and complies with parking requirements. The proposed major training facility for corporate events will involve visiting employees using a wide variety of transportation options, including ride sharing services, taxi, and rental cars. The proposed major training facility will be compatible with the existing uses in the surrounding area.

Minor training facilities in other parts of Clark County have shown to be appropriate and compatible with similar office/warehouse developments. Therefore, staff does not anticipate any adverse impacts from this facility and finds that the use is compatible with the existing development in the surrounding area. This request creates an appropriate shared use of existing facilities and the proposed use is adequately served by public facilities, with no undue burdens.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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:** BECKY STONEBARGER

**CONTACT:** BECKY STONEBARGER, BEACON CENTER INC., 209 S. STEPHANIE STREET, SUITE B-112, HENDERSON, NV 89012

DRAFT



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10-16-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>\$675</u> CHECK #: <u>1120</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0815</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11-12</u> TIME: <u>7pm</u> PC MEETING DATE: <u>12-3</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>SOOSIGN?</u> Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Hacienda Arville, LLC</u> ADDRESS: <u>4545 W. Hacienda Ave ste 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 873-6206</u> CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>Becky Stonebarger</u> ADDRESS: <u>209 S. Stephanie St. ste B-112</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: _____ CELL: <u>702-839-8586</u> E-MAIL: <u>Accounting@BCN-NV.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-30-312-001  
 PROPERTY ADDRESS and/or CROSS STREETS: 4505 W. Hacienda Ave - St. G-2 LV 89118 Hacienda & Arville  
 PROJECT DESCRIPTION: The Beacon Center Training Room

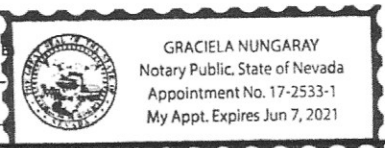
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)\*

\_\_\_\_\_  
 James Spear  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 15th of October (DATE)  
 By James A. Spear  
 NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

BEACON CENTER INC  
BECKY STONEBARGER  
4505 W HACIENDA AVE STE G2  
LAS VEGAS, NV 89118

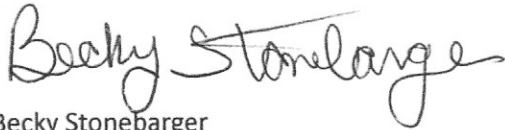
10/16/2019

RE: JUSTIFICATION LETTER – Beacon Center Inc Special Use Permit

Comprehensive Planning Department

To whom it may concern, Beacon Center Inc provides a training facility for companies to gather their employees or team members to provide them training. A majority of our clients are fortune 500 companies who are in Las Vegas at conferences and want an opportunity to meet with their sales team while they are all together here in Las Vegas.

If you have any questions, please do not hesitate to reach out.



Becky Stonebarger

UC-19-0815  
PLANNER  
COPY

6

LONG TERM/SHORT TERM LODGING  
(TITLE 30)

PARADISE RD/FLAMINGO RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0824-ATRIUM HOLDINGS, LLC:**

**USE PERMIT** for long term/short term lodging.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.

**DESIGN REVIEWS** for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/al/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-22-103-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the building height setback from an arterial street (Paradise Road) to 15 feet where a minimum of 24 feet is required per Figure 30.56-4 (a 37.5% reduction).
2. Reduce parking to 337 spaces where a minimum of 480 spaces are required per Table 30.60-1 (a 29.8% reduction).
3. Reduce the number of loading spaces to 2 spaces where a minimum of 4 spaces are required per Table 30.60-6 (a 50% reduction).
4. Permit alternative landscaping along Paradise Road where landscaping per Figure 30.64-17 or 30.64-18 is required.
5. Permit nonstandard off-site improvements (landscaping) within the right-of-way of Paradise Road where off-site improvements per Section 30.52.050 are required.
6. Reduce driveway throat depth to a minimum of 69 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 31% reduction).

**DESIGN REVIEWS:**

1. A long term/short term lodging facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:  
WINCHESTER/PARADISE - COMMERCIAL TOURIST**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4255 Paradise Road
- Site Acreage: 3.8
- Number of Units: 480
- Project Type: Long term/short term lodging
- Number of Stories: 6
- Building Height (feet): 75
- Square Feet: 434,422
- Parking Required/Provided: 480/337

Site Plans

The site is currently developed as a hotel, which will be demolished to allow for the construction of the proposed facility. The plans depict a long term/short term lodging facility consisting of 480 units. The facility is located in the central portion of the site with access from Paradise Road via 2 driveways, one on the northeast corner of the site and the other on the southeast corner. Parking for the facility is located along the north, south and west sides of the building adjacent to the property lines and in a parking garage, which consists of the first floor of the building. The parking garage/first floor is part of a podium for the base of the building. The remaining floors consisting of the units are located in 2 towers which are separated by an approximately 10 foot wide gap in an east/west orientation between the towers. Amenities for the residents include laundry facilities, pool, and a park area that is located along paradise road in front of the building

Landscaping

The plan depicts landscape areas along the north, south and west property lines that are a minimum of 3 feet 8 inches in width, with landscape diamonds every 6 parking spaces. These landscape areas consist of combinations of trees, shrubs and groundcover. The plan depicts a landscape area along Paradise Road that varies 10 feet to 15 feet in width. Portions of the sidewalk along Paradise Road are attached and portions are detached. A portion of this landscape area is within the right-of-way. Additional landscaping is located in front (east side) of the building and within planters on the second level between the towers in landscape planters.

Elevations

The building is 6 stories with a maximum height of approximately 75 feet. The roofs are flat behind parapet walls with variations in height to break-up the roofline. The exterior of the building has a stucco finish painted in earth tone colors. The exterior consists of pop-outs and recesses to break-up the vertical and horizontal surfaces of the building. The units are accessed by public balconies that act as open hallways.

Floor Plans

The facility has a total area of 434,422 square feet divided between 6 stories. The first level of the building consists of a parking garage, leasing office, laundry facilities, electrical/mechanical areas, and storage areas. Levels 2 through 6 consist of the lodging units. The facility has 480 units with each unit having a kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this site is located in close proximity to the Resort Corridor. The proposed use of the site for long term/short term lodging is an appropriate use for the area and is a compatible use with the existing resort hotels, resort condominium, and multiple family residential developments in the area. Similar waivers of development standards have been approved for the prior development of this site and for other properties in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0360-08	Additions, renovations, and minor site design changes to an existing hotel (Atrium) with waivers to reduce parking and setbacks	Approved by PC	May 2008
UC-0401-05	Resort condominium with reduced parking	Approved by BCC	June 2005
UC-353-88	Hotel with support related facilities	Approved by PC	November 1988

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	H-1	Undeveloped
South	Commercial Tourist	H-1	Hard Rock (Virgin) Resort Hotel
East	Commercial Tourist	H-1	Multiple family residential development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the

applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Long term/short term lodging is intended to provide housing options for a variety of needs. The facilities can function like a standard hotel/motel for tourist stays, or they can be used as a temporary housing option for people moving to the area and/or needing a place to stay until permanent housing is available. These facilities can also be used as a long term affordable housing option in some cases. This facility could be used by tourist due to the close proximity to the Resort Corridor, or housing for employees of the resort hotels and other businesses in this area; therefore, staff finds the proposed use is consistent and compatible with existing developments in this area and is an appropriate use for this location.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The requested reduction for the building height setback is only for a portion of the 6<sup>th</sup> floor of the building, which is for a portion of a balcony and a roof overhang. The majority of the building complies with the required setback. Similar waivers of development standards were approved for past development on this site. Additionally similar waivers have been approved for several of the resort hotels and other businesses in this area; therefore, staff can support this request.

Waiver of Development Standards #2

The applicant indicates that they operate similar facilities throughout the County that have parking below Code requirements. The applicant states these other facilities have operated without negative impacts to the businesses and the adjacent developments. The site is close to public transit facilities, employment areas, and tourist locations. Similar parking reductions have been approved for nongaming hotels in the County. The request by the applicant is less than a 30% reduction in parking, which was a standard parking for several of the existing hotels and other businesses in the nearby Resort Corridor. Staff finds the proposed parking reduction will not have an adverse effect on the adjacent properties and can support this request.

Waiver of Development Standards #3

Code requires the number of loading spaces based on the total building area of a project, and this project would require a total of 4 loading spaces. This project is not like a typical hotel, it is a combination of a hotel and a multiple family residential development. Code does not require loading spaces for multiple family residential developments. Additionally, waivers of development standards have been approved to reduce the number of loading spaces for several hotels within the Resort Corridor. Given that the proposed facility is not solely a hotel and that similar waivers have been approved for other hotels, staff can support this request.

Waiver of Development Standards #4

The request is to redevelop the site which is impacted by existing off-site improvements and a drainage easement on the southeast corner of the site. The plans depict an alternative that is consistent with existing developments in the area, and similar waivers of development standards have been approved for other developments in the County and in the nearby Resort Corridor; therefore, staff does not object to this request.

**Public Works - Development Review**

Waiver of Development Standards #6

Staff cannot support the reduced throat depth as it is a self-imposed hardship that can be addressed with a site redesign.

Design Reviews

The proposed landscaping alternative is consistent and compatible with existing developments in this area. The proposed project is located in an area with buildings of various heights/stories and variations in architectural styles. Staff finds the proposed design of the project is compatible with the area and will complement existing development abutting the site.

**Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE 60 (60 - 65 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International facilities to meet future air traffic demand.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.



### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Southern most commercial driveway is to be a right in and right out only;
- Extend the median island on Paradise Road to the south portion of the commercial driveway of APN: 162-22-104-004, to allow for a left turn out of the site. /jd

### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be

available in the future should the residents wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**AB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ATRIUM HOLDINGS LLC

**CONTACT:** PHILLIP DUNNING, 3790 PARADISE RD SUITE 250, LAS VEGAS, NV 89169

DRAFT



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>625<sup>00</sup></u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475<sup>00</sup></u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <u>675<sup>00</sup></u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10-17-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>1875<sup>00</sup></u> CHECK #: <u>2161, 2162, 2163</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUD-4</u> PUBLIC HEARING? <u>YDN</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0824</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11-12</u> TIME: <u>7:15P</u> PC MEETING DATE: <u>12-3-19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1 AE 60</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Atrium Holdings, LLC</u> ADDRESS: <u>3790 Paradise Road, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-947-8330</u> CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Atrium Holdings, LLC</u> ADDRESS: <u>3790 Paradise Road, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-947-8330</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Phillip Dunning</u> ADDRESS: <u>3790 Paradise Road, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-947-8330</u> CELL: <u>702-917-1507</u> E-MAIL: <u>pdunning@siegelcompany.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-22-103-005

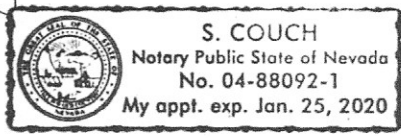
PROPERTY ADDRESS and/or CROSS STREETS: 4255 Paradise Road, Las Vegas, NV 89169

PROJECT DESCRIPTION: Remodel

(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)\* \_\_\_\_\_  
 Property Owner (Print) Judith Siegel

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2019 (DATE)  
 By S. Couch  
 NOTARY PUBLIC: \_\_\_\_\_



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

7

October 9, 2019

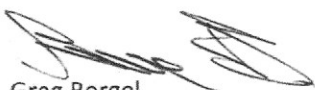
Clark Co. Planning  
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a special use permit, waiver of development standards, and design review for a Long/Short Term Lodging facility on APN 162-22-103-005:

1. The property is master planned Commercial Tourist and zoned H-1, which allows the requested use subject to a special use permit.
2. The proposed project will provide units with a kitchen suitable for non-transient occupancy, which is the only explicit condition called out in the Title 30 Global Use Table.
3. Waivers of development standards are requested as follow:
  - a. To reduce driveway throat depths to 69' and 78' respectively, where 100' is the standard.
  - b. To reduce minimum setback for a portion of the building to 8', where 10' is required and where a greater setback is required by the height-to-setback table (see plans).
  - c. To utilize an attached sidewalk and reduced landscape width on a portion of the Paradise frontage.
  - d. To use an alternative landscape design (diamonds instead of fingers) within surface parking areas.
  - e. To reduce parking to 337 spaces (including 25 tandem spaces), where 480 spaces would be required.
  - f. Non-standard improvements (landscaping) in F-6-W.
4. Design review approval is requested for the multi-story modern architecture appearance shown on the separately-submitted plans.

Justification: The requested use meets the only explicit condition for approval, will conform to the definition of the use in Title 30, and will be compatible with similar uses (primarily hotels) in the area. The "long/short term" use is particularly appropriate in that it can serve both tourists and employees of the nearby hotels. The waivers for setback, sidewalk, and landscaping are appropriate to accommodate the somewhat odd-shaped parcel and the proposed changes to associated drainage facilities. The parking reduction is justified by the applicant's long history of operating similar projects throughout Clark County, with no reported actual parking issues. Design review approval is requested based on compatibility with surrounding structures; additionally, there is a significant public interest in replacing the prior partially-completed and abandoned structure on the site.

  
Greg Borgel  
300 S. 4<sup>th</sup> St. #1400  
Las Vegas NV 89101

12/03/19 PC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

DEAN MARTIN DR/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0833-ADS INVESTMENTS LLC:**

**USE PERMIT** for a proposed minor training facility within an existing office warehouse building on a portion of 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. MN/bb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-32-310-002 ptn

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 6223 Dean Martin Drive
- Site Acreage: 7.9 (portion)
- Project Type: Minor training facility (personal training)
- Number of Stories: 1
- Square Feet: 2,395
- Parking Required/Provided: 294/294

Site Plan

This is a request to allow a proposed minor training facility (personal training) within an office/warehouse development. The proposed business will provide personal training services for less than 30 individuals at a time. The development consists of 6 buildings, and the subject building is located on the northern portion of the site backing up to the railroad right-of-way. Parking is located at the front of the building and additional parking is located on the north and south sides of the building. The entrances to the development are from Dean Martin Drive, Saddle Tree Drive, and Post Road. No changes to the site design are proposed with this request. This space was used for wholesale sales and vehicle repair prior to this proposed use. Vehicle repair requires 5.5 parking spaces per 1,000 square feet and is more intense than the proposed minor training facility.

Landscaping

There are existing landscape areas along the street frontages and adjacent to the buildings. No changes are proposed with this application.

Elevations

The photos show an existing 1 story, office/warehouse building constructed of EIFS walls, horizontal reveal lines, storefront windows and doors, and a flat roof with parapet walls.

Floor Plans

The plans show 2,395 square feet of floor area that consists of a training area, reception area, office, and restroom.

Signage

Signage is not a part of this application.

Applicant's Justification

The proposed minor training facility will provide personal training services to as many as 30 individuals from a functional fitness space with basic gym equipment. The training facility will operate Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 12:00 p.m.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0600	Supper club, brew pub, packaged alcohol sales	Approved by PC	September 2018
UC-18-0534	Supper club in conjunction with an existing restaurant within an adjacent suite	Approved by PC	September 2018
UC-0991-17	Personal service (beauty salon) in conjunction with an existing photographic studio	Approved by PC	January 2018
UC-0649-17	Secondhand sales	Approved by PC	October 2017
UC-0324-17	Photographic studio	Approved by PC	June 2017
UC-0428-15	Recreational facility (logic/brain game activity)	Approved by PC	September 2015

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Industrial	M-1 & M-D	UPRR & outside storage
South	Business and Design/Research Park	M-D	Birtcher Palms Industrial Center
East	Industrial	M-1	I-15 & outside storage
West	Industrial	M-1	Office/warehouse development

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The use of 2,395 square feet for a minor training facility (personal training) for less than 30 individuals at a time will be in harmony with the purpose and standards of Title 30. The proposed minor training facility will not create a significant adverse impact to the surrounding uses, parking, or property. The parent property has three primary access points and additional traffic will have a negligible impact to existing facilities, considering the limited size of the proposed operation; therefore, staff recommends approval.

#### **Department of Aviation**

The property lies within the AE-70 (70 - 75 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

#### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- No comment.

#### **Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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:** TERESA VAN

**CONTACT:** TERESA VAN, ENVY TRAINING LLC, 2450 FINAL STANZA CT.,  
HENDERSON, NV 89044

DRAFT





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 10-17-2019  
 PLANNER ASSIGNED: BBB  
 ACCEPTED BY: BBB  
 FEE: 675  
 CHECK #:  
 COMMISSIONER: MN  
 OVERLAY(S)? —  
 PUBLIC HEARING? Y/N  
 TRAILS? Y/N PFNA? Y/N  
 APPROVAL/DENIAL BY:

APP. NUMBER: UC-19-0833  
 TAB/CAC: Paradise  
 TAB/CAC MTG DATE: 11-12 TIME: 7p.m.  
 PC MEETING DATE: 12-3 7p.m.  
 BCC MEETING DATE:  
 ZONE / AE / RNP: M-1, AE-70  
 PLANNED LAND USE: RDP  
 NOTIFICATION RADIUS: 500 SIGN? Y/N  
 LETTER DUE DATE:  
 COMMENCE/COMPLETE:

**PROPERTY OWNER**

NAME: ADS INVESTMENTS LLC  
 ADDRESS: 3111 SOUTH VALLEY VIEW K-101  
 CITY: LAS VEGAS STATE: NV ZIP: 89102  
 TELEPHONE: 702-362-1400 CELL: 702-286-6078  
 E-MAIL: ANABELYS@HARSCH.COM

**APPLICANT**

NAME: TERESA McAULIFFE  
 ADDRESS: 16223 DEAN MARTIN DRIVE  
 CITY: LAS VEGAS STATE: NV ZIP: 89118  
 TELEPHONE: 520-820-9258 CELL: 520-820-9258  
 E-MAIL: TERESA.VAN@envytraining.com REF CONTACT ID #:

**CORRESPONDENT**

NAME: TERESA McAULIFFE (mailing address)  
 ADDRESS: 2450 FINAL STANZA COURT  
 CITY: HENDERSON STATE: NV ZIP: 89044  
 TELEPHONE: 520-820-9258 CELL: 520-820-9258  
 E-MAIL: TMCAULL777@GMAIL.COM REF CONTACT ID #:

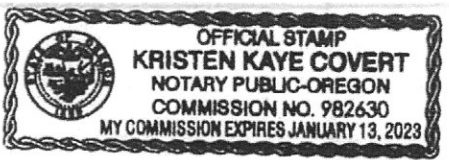
ASSESSOR'S PARCEL NUMBER(S): 162-32-310-002  
 PROPERTY ADDRESS and/or CROSS STREETS: 6223 DEAN MARTIN DRIVE LV NV 89118  
 PROJECT DESCRIPTION: MINOR PERSONAL TRAINING FACILITY

(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.

ADS INVESTMENTS, LLC  
 By: Jeffrey F. Nadelman, Secretary  
 Property Owner (Signature)\*  
Jeffrey F. Nadelman Secretary  
 Property Owner (Print)

STATE OF Oregon  
 COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON October 17, 2019 (DATE)  
 By Jeffrey F. Nadelman Secretary of ADS Investments, LLC  
 NOTARY PUBLIC: Kristen Kaye Covert



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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**Secretary's Certificate**

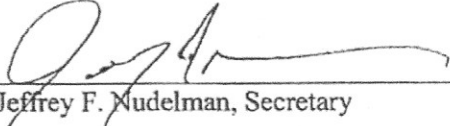
This Secretary's Certificate (the "Certificate") is made in connection with that certain Special Use Application (the "Application") in regard to the property located at 6201 Dean Martin Drive, Las Vegas, Nevada, 98118 commonly known as Post Commerce Center (the "Property").

This Certificate is made by the undersigned, Jeffrey F. Nudelman, being the Secretary of ADS Investments, LLC, a Delaware limited liability company ("ADS").

The undersigned hereby represents, warrants and certifies as follows:

1. ADS is the owner of the Property.
2. John D. Ramous is a Senior Vice President, Regional Manager of ADS and in such capacity, is authorized to execute any and all documents, including but not limited to the Application on behalf of ADS in connection with the Property.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of June, 2015.

  
\_\_\_\_\_  
Jeffrey F. Nudelman, Secretary

UC-19-0833  
PLANNER  
COPY

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To Whom It May Concern,

This verification letter states that I, Teresa McAuliffe, am the owner of Envy Training LLC, located at 6223 Dean Martin Drive Las Vegas NV 89118. My facility is labeled a minor training facility, as I have fewer than 30 students training at the same time. My business is fitness related, I am the sole owner of this business, and have been conducting this business out of a prior rented physical therapy clinic (noted as Tim Soder Physical Therapy) as Envy Training LLC for the past two years. The facility on Dean Martin Drive is considered a functional fitness space with basic gym equipment and no hazards or hazardous materials. I am seeking a special use permit to complete my Las Vegas business license requirements.

Thank you for your time,



Teresa McAuliffe  
Owner - Envy Training LLC  
(520) 820-9258

UC-19-0833

PLANNER  
COPY



12/03/19 PC AGENDA SHEET

SETBACK  
(TITLE 30)

WIGWAM AVE/VIA DE BELLASIDRA CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0798-SMITH STEVEN & KELLY REVOCABLE TRUST & SMITH STEVEN WAYNE & KELLY CHRISTINE TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced side street setback on 0.5 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the north side of Wigwam Avenue and the west side of Via De Bellasidra Court within Paradise. MN/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-14-617-001

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side street setback to 6 feet 3 inches where 15 feet is required for the principal structure per section 30.40-1 (a 60% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8489 Via De Bellasidra Court
- Site Acreage: 0.5
- Project Type: Setback
- Square Feet: 348 closet/3325 residence

Site Plan

The site plan depicts a 3,325 square foot single family home on a 0.5 acre lot with a proposed 29 foot by 12 foot closet addition on the southwest corner of the home, facing Wigwam Avenue. The south property line is 6 feet north of the Wigwam Avenue right-of-way line, separated by a 6 foot HOA landscape strip.

Landscaping

The area between the home and Wigwam Avenue is heavily landscaped with mature trees. The applicant will install five, 15 gallon trees to augment the existing buffer from street view. The

existing trees and proposed new trees will screen the proposed addition from public view along Wigwam Avenue.

Elevations

The subdivision perimeter wall is 6 feet at the property line adjacent to Wigwam Avenue and the applicant has a 6 foot high side wall facing Via De Bellasidra Court. The home is constructed with stone and stucco, with a tile roof. The proposed closet addition will be painted and constructed with stucco fascia and tile roof material to match the existing home.

Floor Plan

The floor plan depicts a new 348 square foot closet addition adjacent to the master suite on the south side of the home.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant is proposing an addition to add closet space to the existing master suite. The back yard is not suitable for this addition, it was built with a swimming pool and provides recreation space for guests. The master bedroom is remotely located within the house and not near other existing storage spaces. The proposed location for the closet addition is the ideal area on the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1157-03	Increase wall height	Approved by PC	October 2003
ZC-0448-03	Reclassified from R-E to R-D zoning	Approved by BCC	April 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Residential Low	R-D	Single Family Residential
South	Residential Suburban	R-2	Single Family Residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed closet addition will be screened from view by mature trees, five newly planted trees, block walls, and will not materially affect the health and safety of persons residing in the immediate neighborhood. The granting of this waiver for modified setback shall be in harmony with the intent of the general purposes of the regulations; therefore, staff recommends approval.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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:** STEVEN SMITH

**CONTACT:** STEVEN SMITH, 8489 VIA DE BELLASIDRA CT., LAS VEGAS, NV 89123



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>REMOVE SIDE YARD SETBACK</u> <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10-7-2019</u> PLANNER ASSIGNED: <u>B88</u> ACCEPTED BY: <u>B88</u> FEE: <u>\$475</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y</u> <u>N</u> TRAILS? <u>Y</u> <u>N</u> PFNA? <u>Y</u> <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0798</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11-12</u> TIME: <u>7pm</u> PC MEETING DATE: <u>12-3</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-D</u> PLANNED LAND USE: <u>RL</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Steven &amp; Kelly Smith Revocable Trust</u> ADDRESS: <u>8489 Via Bellasidra Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702 510-5467</u> CELL: <u>702 510-5467</u> E-MAIL: <u>jksholdings@outlook.com</u>	
	<b>APPLICANT</b>	NAME: <u>Steven &amp; Kelly Smith</u> ADDRESS: <u>8489 Via Bellasidra Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702 510-5467</u> CELL: <u>702 510-5467</u> E-MAIL: <u>jksholdings@outlook.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Steven &amp; Kelly Smith</u> ADDRESS: <u>8489 Via Bellasidra Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702 510-5467</u> CELL: <u>702 510-5467</u> E-MAIL: <u>jksholdings@outlook.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-14-617-001

PROPERTY ADDRESS and/or CROSS STREETS: 8489 Via Bellasidra Ct. Las Vegas, NV 89123

PROJECT DESCRIPTION: Master Closet Addition

(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.

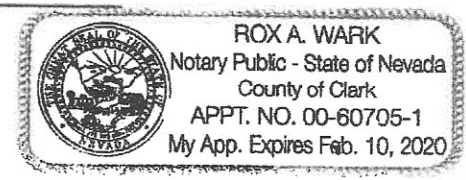
[Signature]  
 Property Owner (Signature)\*

Kelly Smith  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-20-19 (DATE)  
 By Kelly Smith

NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

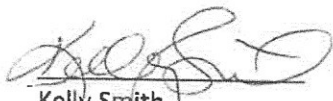
Letter of Justification  
09/12/2019

To whom it may concern:

I am writing this letter of justification to obtain approval for an existing set back line to be altered allowing a room addition in an otherwise unused portion of our property located at 8489 Via Bellasidra Court, Las Vegas, NV. 89123.

The purpose of the room addition is to create much needed additional closet space for the master bedroom. The master bedroom is separated by great distances and upper floors from all the other sleeping and closet areas. Thus limiting available closet space for the master suite to the undersized space provided during original construction.

The property when purchased had a large built-in pool and recreation area in the rear yard that is used constantly by family and guests and we would prefer not to encroach on this highly used portion of the property. The only area that could accommodate the size room addition necessary to meet our needs would be the enclosed side yard on the south side of the property that is used very little. Our plan includes the installation of at minimum five new 15 gallon trees to the area between the addition and the existing boundary wall creating a natural buffer for the new addition from the existing property line.

  
Kelly Smith  
Owner

WS-19-0798

PLANNER  
COPY

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12/03/19 PC AGENDA SHEET

HELICOPTER HANGER/DRIVEWAY  
(TITLE 30)

RUSSELL RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0800-COUNTY OF CLARK (AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for modifications to a portion of McCarran International Airport, to construct a new helicopter hanger on a 5.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone.

Generally located on the north side of Russell Road (alignment), 700 feet east of Las Vegas Boulevard South within Paradise. JG/bb/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

162-33-101-016 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the driveway approach (radius) distance to 15 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 33% decrease).

**DESIGN REVIEW** for a helicopter hanger.

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5596 Haven Street
- Site Acreage: 5.0 (portion)
- Project Type: Helicopter hanger & driveway
- Building Height (feet): 40.3
- Square Feet: 18,203
- Parking Provided: 80

Site Plan

The site plan depicts the northern portion of the parcel with an existing Sundance Helicopter terminal and the proposed new hanger located on the west side of the existing tarmac. New

parking areas are shown to the west and south of the helicopter hanger along with a reconfigured parking lot to the south to provide a total of 80 spaces. Access is provided from Haven Street on the northwest corner of the subject area. A second access point exists from Haven Street driveway located south of the new hanger. The driveway geometrics and approach radius will decrease from the required 25 feet to 15 feet at the northwest corner driveway location.

Landscaping

The applicant provided a landscape plan for the parking lot areas and Haven Street frontage. On-site street buffer landscaping is proposed per Title 30.64 with drought tolerant plants and trees spaced 30 feet on center. One tree per three spaces will be provided in the parking lot.

Elevations

Exterior elevations depict a combination split-face masonry block and metal panel siding building with a standing seam metal (hip) roof. The west elevation shows an aluminum storefront entrance with a decorative louvered panel canopy and overhead coiling delivery door.

Floor Plan

The floor plan depicts 4,867 square feet of office and support space, 3,022 square feet of mezzanine storage, and the remaining 10,314 square feet as hanger space.

Signage

Signage is not a part of this application.

Applicant's Justification

Sundance Helicopters, Inc. and Signature Flight Support of Nevada, Inc. are proposing a new helicopter hanger in support of current tour operations at McCarran International Airport. The proposed design utilizes a mix of architecturally aesthetic materials, including smooth and split-faced concrete masonry, pre-finished insulated metal panels and standing seam metal roof.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1422-07 (WC-0177-08)	Waived the condition of approval for gates to be open during business hours for an airplane hangar facility	Approved by PC	August 2008
DR-1422-07	Airplane hangar facility	Approved by PC	January 2008
UC-0406-01	An existing airport (McCarran International Airport) with related accessory uses on 2,500 acres	Approved by PC	May 2001

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1253-96	Cellular communications facility	Approved by PC	September 1996

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0852-95	Reclassified 81 acres, which included a portion of this site, to P-F zoning for the expansion of McCarran International Airport	Approved by BCC	September 1995
DR-1498-94	A flight support operations building on 91.8 acres	Approved by PC	October 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1 & P-F	McCarran International Airport
South, East	Public Facilities	P-F	McCarran International Airport
West	Commercial Tourist	H-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed hanger and site improvements will not be detrimental to the surrounding airport uses or negatively impact public facilities; therefore, staff recommends approval.

Design Review

The proposed new hanger is compatible with surrounding and adjacent development, including similar buildings and hangers. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic, when considering the circulation pattern. Elevations and design characteristics are not unsightly and will be compatible with the surrounding airport uses.

**Public Works - Development Review**

Waiver of Development Standards

Staff can support the decrease in the ingress radius because the site is surrounded by Aviation property. The surrounding property allows very limited access to the site along Haven Street from the south.

### **Department of Aviation**

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for McCarran International Airport. Therefore, as required by 14 CFR Part 77 the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements.

#### **Department of Aviation**

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### **Building Department - Fire Prevention**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.
- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHRIS RICHARDSON

**CONTACT:** CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

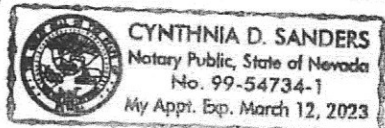
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  <input type="checkbox"/> APPLICATION REVIEW (AR)	<b>STAFF</b> DATE FILED: <u>10-8-2019</u> PLANNER ASSIGNED: <u>888</u> ACCEPTED BY: <u>888</u> FEE: <u>675</u> CHECK #: <u>2543</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0800</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11-12</u> TIME: <u>7pm</u> PC MEETING DATE: <u>12-3</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>P-F</u> <u>AE-70/65</u> PLANNED LAND USE: <u>PF</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b> NAME: <u>Clark County Department of Aviation</u> ADDRESS: <u>PO Box 11005</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111</u> TELEPHONE: <u>702-261-3241</u> CELL: <u>702-249-3052</u> E-MAIL: <u>sundayl@mccarran.com</u>	
	<b>APPLICANT</b> NAME: <u>Sundance Helicopters Inc.</u> ADDRESS: <u>5596 Haven Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-343-9760</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b> NAME: <u>Chris Richardson - Richardson Wetzel Architects</u> ADDRESS: <u>4300 E. Sunset Road Suite E-3</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-8822X105</u> CELL: _____ E-MAIL: <u>cr@rwa-design.com</u> REF CONTACT ID #: <u>164553</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-33-101-016  
 PROPERTY ADDRESS and/or CROSS STREETS: 5596 Haven Street - Haven Street & Four Seasons Drive  
 PROJECT DESCRIPTION: Construction of a new helicopter maintenance hangar

(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.

Rosemary A. Vassiliadis  
 Property Owner (Signature)  
 Rosemary A. Vassiliadis  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 8, 2019 (DATE)  
 By Rosemary A. Vassiliadis  
 NOTARY PUBLIC: Cynthia D. Sanders



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Richardson Wetzel Architects

04 October 2019

Jillee Opiniano-Rowland, Senior Planner  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Henderson, NV 89009-5050

**RE: Sundance Helicopters – Helicopter Maintenance Hangar**  
**APN: 162-33-101-016**  
**RWA Job. No. 17-028**

Dear Jillee:

On behalf of our client, Sundance Helicopters, Inc. in association with Signature Flight Support of Nevada, Inc (Lease), we are submitting this application for Design Review for a helicopter maintenance hangar at the McCarran International Airport. This project would operate in conjunction with Sundance Helicopters' current tour operation, located adjacent to this proposed hangar. The parcel is currently zoned Public Facility (P-F) with a land-use designation of Public Facilities (PF) within the Paradise Land-Use Plan Area and AE-65, Airport Environs Overlay District.

The design for the proposed building utilizes a mix of architecturally aesthetic materials, including smooth and split-faced concrete masonry, pre-finished insulated metal panels and a standing seam metal roof. The proposed buildings are at 40'-3" to the highest peak roof element, sloping down to a height of 25'-0" at the sides. On-site parking for the existing tour building provided 36 spaces. The proposed maintenance hangar requires 24 additional parking spaces. The proposed site plan design reconfigures the parking lot to include 80 parking spaces for both facilities.

On-site street buffer landscaping is proposed per Title 30.64 by utilizing drought tolerant plantings with trees spaced at 30'-0" on center. Additional landscaping is provided throughout the parking field at a ratio of 1 tree per 3 parking spaces.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for public hearing, please contact me at your earliest convenience.

Sincerely,

Chris A. Richardson, LEED AP  
Planning Director, Richardson Wetzel Architects

DR-19-0800

PLANNER  
COPY

4300 E. Sunset Rd., Suite E3, Henderson, NV 89014 Phone 702.736.8822 Fax 702.736.8855

Steven A. Richardson AIA

Michael E. Wetzel AIA

10

12/03/19 PC AGENDA SHEET

ACCESSORY BUILDINGS  
(TITLE 30)

TROPICANA AVE/PECOS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0808-GREAT BUNS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; and 2) deviate from design standards per Table 30.56-2 for an accessory storage building.  
**DESIGN REVIEW** for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/al/jd (For possible action)

---

RELATED INFORMATION:

APN:  
162-24-802-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback to a residential development to 5 feet where a minimum of 10 feet is required per Table 30.40-4 (a 50% reduction) and where a minimum of 7 feet was permitted by a prior application (a 28.6% reduction).
2. Deviate from design standards by allowing buildings/structures within a shopping center to have non-compatible architecture or architectural elements where required to be compatible to give the appearance of being an integral part of the center per Table 30.56-2.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL  
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3270 E. Tropicana Avenue
- Site Acreage: 1.3
- Project Type: Accessory buildings and structures
- Number of Stories: 1
- Building Height (feet): 11 feet
- Square Feet: 4,156



- Parking Required/Provided: 302/303 for complex

Site Plans

The request is to allow additional buildings and structures for storage in conjunction with the Great Buns Bakery. The bakery is located on the northern portion of an existing shopping center behind a pad site and to the northwest of an in-line retail building. Access to the shopping center is provided from Tropicana Avenue. The existing facility consists of the bakery production building and a storage building on the northwest corner of the shopping center. The plans depict a total of 10 building/structures that are used for storage in conjunction with the bakery, which are located along the northern boundary of the site. The 10 buildings/structures consist of 2 freezers, 6 shipping containers, a storage building, and a membrane covered storage area. The plans indicated that all of the building/structures will be moved in order to maintain a minimum 5 foot setback to the north property line.

Landscaping

No landscaping exists along the northern property line of the center. The requirements for landscaping were waived by the Planning Commission per WS-0676-16 in November 2016.

Elevations

The buildings/structures are all 1 story and range in height between 8 feet and 11 feet. All of the buildings have flat roofs with 9 of the buildings are constructed of metal. The remaining structure is a membrane covered storage area.

Floor Plans

The existing center has an area of 71,442 square feet and the subject structures have an area of 4,156 square feet bringing the total area of the center to 75,598 square feet. The 10 structures will range in area between 300 square feet and 920 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that similar waivers of development standards have been approved for this site in the past. The buildings are in conjunction with an existing business that has been operation for several years and the approval of this request will allow the business to continue to operate from this location.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0676-16	Increase wall height, reduce landscaping, reduce setbacks and deviate from design standards for an accessory storage building	Approved by PC	November 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0642-14	Deviated from design standards per Table 30.56-2 for a bakery metal storage building	Approved by PC	September 2014
WS-0546-11	Waived setbacks and landscaping for a storage building – expired	Approved by PC	January 2012
ADR-0724-07	Building addition to the bakery building after a fire	Approved by ZA	June 2007
WS-1338-06	Reduced setback to zero feet, eliminated screening and buffering, and reduced residential adjacency setback for the proposed addition – expired	Approved by PC	November 2006
DR-0384-96	4,250 square foot addition to the existing bakery	Approved by PC	March 1996
ZC-0199-96	Amended the C-1 zoning on a portion of this site	Approved by BCC	March 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Common area of a single family residential development
East	Residential Suburban (up to 8 du/ac) & Commercial General	R-1 & C-2	Common area of a single family residential development & shopping center containing the main bakery building
South	Commercial Neighborhood & Commercial General	C-1 & C-2	Shopping center
West	Commercial Neighborhood	C-1	Office building

**Clark County Public Response Office (CCPRO)**

Case number CE-19-14690 is an active violation for structures without a permit and is pending the action of this application.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards and Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Similar waivers of development standards have been approved for this bakery to add accessory buildings and structures in the past. However, staff is concerned with the proposed structures and the impacts they will have on the existing residential development to the north. The site is adjacent to a common area that is used as a private park for the existing residents of that development. The bakery keeps adding small building and structures to the site that are not architecturally compatible with the rest of the shopping center. Staff finds the number of structures is excessive. Rather than provide several smaller structures that are not architecturally compatible, a larger building would enhance the site and improve the appearance of the shopping center, which would have less impact on the residential development to the north. Therefore, staff does not support this request,

#### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- 1 year to complete with any extension of time to be a public hearing;
- Structures/buildings to be painted to match the existing bakery buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of 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; and that 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.

##### **Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREAT BUNS, INC

**CONTACT:** GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

DRAFT



# LAND USE APPLICATION


## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

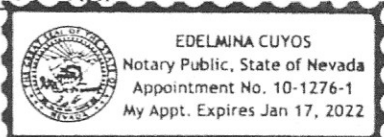
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME // NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>10-10-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$1150</u> CHECK #: <u>175637</u> COMMISSIONER: <u>TS</u> OVERLAY(S): <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0808</u> TAB/CAC: <u>Parade</u> TAB/CAC MTG DATE: <u>11-12-2019</u> TIME: <u>7P</u> PC MEETING DATE: <u>12-3-19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C1/C2 N2/AF</u> PLANNED LAND USE: <u>CG/ICN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Great Buns, Inc.</u> ADDRESS: <u>3270 E. Tropicana</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-898-0311</u> FAX: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th St. #1400</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> FAX: <u>RCI 172242</u> CELL: _____ E-MAIL: <u>gborgel@fclaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-24-802-016  
 PROPERTY ADDRESS and/or CROSS STREETS: 3270 E. Tropicana  
 PROJECT DESCRIPTION: Accessory structure relocations.

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)  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 09/25/2019 (DATE)  
 BY ANTHONY A. MADONIA  
 NOTARY PUBLIC: Edelmina Cuyos

ANTHONY A MADONIA  
 Property Owner (Print)



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

October 9, 2019

WS-19-0808

Clark Co. Planning  
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a waiver of development stands and/or design review for additional and relocated accessory structures on APN 162-24-802-016:

1. WS-0546-11 approved a number of accessory structures behind the "Great Buns" bakery with waivers of setbacks and buffering requirements (attached).
2. The requested accessory structures were established with approved plans, but not at the approved setback in some cases.
3. Additional accessory structures have subsequently been added behind the main building.
4. The applicant now proposes to relocate all accessory structures to the previously approved 5' setback from neighboring residential property.
5. A new waiver of standards may be required due to the increased number of accessory structures.
6. Design review is presumed to be needed for the additional and relocated accessory structures.

Justification: Although a complaint about the structures has been filed, the proposed relocation to honor the previously-approved 5' setback should resolve any visibility concern for the residential property to the north, and in any event complies with the prior approval.

Greg Borgel  
300 S. 4<sup>th</sup> St. #1400  
Las Vegas NV 89101  
Ph: 702-791-8219

12/03/19 PC AGENDA SHEET

BUILDING ADDITION/PARKING REDUCTION  
(TITLE 30)

DECATUR BLVD/HARMON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0831-4640 S DECATUR LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for an addition to an existing building materials supply company on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard within Paradise. MN/md/jd (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-19-301-005

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce parking to 23 spaces where a minimum of 36 spaces are required per Chapter 30.60 and Table 30.60-1 (a 36.2% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4640 S. Decatur Blvd.
- Site Acreage: 0.9
- Project Type: Building addition
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 10,000 (existing)/5,000 (addition)
- Parking Required/Provided: 36/23

Site Plan

The plan depicts a proposed 5,000 square foot building addition to an existing 10,000 square foot building utilized for a contractor's office and a building materials supply store. The addition is located on the east side (rear) of the building with a setback of 74 feet from the east (rear) property line. Eleven parking spaces, a trash enclosure (northeast corner), and 2 loading spaces are proposed on the eastern (rear) portion of the project site. The existing building is set back

39.5 feet from the west (front) property line along Decatur Boulevard. The existing building and addition are set back 24.5 feet and 17.5 feet from the north and south property lines, respectively. Existing access gates are located at the northwest and southwest corners of the building. An existing 12 foot wide, one-way drive aisle is located along the south side of the building which transitions into a proposed 24 foot wide drive aisle located at the rear of the property. Existing cross-access is provided between the subject property and adjacent parcel to the south. An existing 24 foot wide drive aisle is located along the north side of the building. Thirty-six parking spaces are required for the existing building and proposed addition where 23 spaces are provided. A bicycle rack is proposed at the front entrance to the building. Access to the project site is granted via existing commercial driveways along Decatur Boulevard.

#### Landscaping

Five landscape finger islands are proposed within the rear portion of the parking lot addition that feature 24 inch box trees. Two additional 24 inch box trees in addition to shrubs and ground cover are proposed within the existing landscape planter along Decatur Boulevard.

#### Elevations

The proposed building elevation features a maximum height of 24 feet and consists of a CMU block exterior matching that of the existing building. The north and south elevations feature a CMU block exterior with 2 entry/exit doors and 2 windows. The east elevation of the proposed building addition features a CMU block exterior with 2 overhead roll-up doors. The west (front) elevation features a cantilevered roof covering the entrances to the building. The maximum height of the front portion of the building is 18.5 feet. The proposed addition will be painted gray matching the color of the existing building. The rooftop mounted equipment is existing and no additional screening is required. Wall pack lighting is provided along the perimeter of the building to illuminate the walkways surrounding the structure.

#### Floor Plans

The plans depict an existing floor plan consisting of 10,000 square feet featuring offices, retail sales area, restrooms, and storage areas for the building materials supply company. The proposed building expansion features 5,000 square feet of additional storage area for the building materials supply company.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states the primary use of the proposed addition is to store building materials for the existing electrical supply company with a daily average of 15 counter customers and a combined total of 8 employees. Providing the required number of parking spaces will have a negative impact on the overall site usage, which would require a significant reduction to the proposed building addition. The proposed building addition is designed to harmoniously blend with the existing commercial building and surrounding area. The applicant is proposing to replace the dead landscaping within the existing planter area along Decatur Boulevard to help mitigate the parking reduction request. All landscaping materials utilized within the project site requires low maintenance and low water, and is native to Southern Nevada.



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0424-14	Marijuana establishment (dispensary)	Denied by BCC	January 2015
ADR-0886-08	Communications tower and associated ground equipment - expired	Approved by ZA	September 2008
UC-0327-97	Off-premises advertising sign	Denied by BCC	June 1997
UC-0763-96	Off-premises advertising sign	Denied by BCC	July 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Offices
South	Commercial General	C-2	Contractor offices and hardware (doors)
East	Commercial General	M-1	Industrial buildings
West	Residential Suburban (up to 8 du/ac)	R-T	Manufactured home park

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

An alternative quantity of required parking may be considered with a waiver of development standards application subject to an analysis being submitted documenting how the reductions were calculated and what assumptions such calculations were based upon. While the applicant has provided justification for the reduction to the number of required parking spaces, staff finds that a 36.2% reduction in parking is excessive, especially if the building is utilized entirely for retail purposes in the future. Approximately 60 parking spaces would be required if the 15,000 square foot building were to be occupied by a retail tenant. Staff is concerned with the significant reduction to the number of required on-site parking spaces; therefore, cannot support this request.

### Design Review

Staff finds that the proposed design of the building addition is compatible with the existing building and surrounding area. The proposed addition will match the exterior materials and design of the existing building. Staff finds that the proposed addition is compatible with the abutting land uses. However, since staff is not supporting the waiver of development standards to reduce parking, staff cannot support the design review. Therefore, staff recommends denial.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Access gate located on northwest side of building to remain open during business hours;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act.
- Applicant is advised that the installation of improvements will require off-site permits.

#### **Building Department - Fire Prevention**

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; that this system falls under the jurisdiction of the Southern Nevada Health District; that this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the District as shown on the CCWRD website.

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

**APPLICANT: JOHNNY DAY**

**CONTACT: JOHNNY DAY, DEVELOPER'S CHOICE INC., 4480 W. NEVSO DRIVE, LAS VEGAS, NV 89103**

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

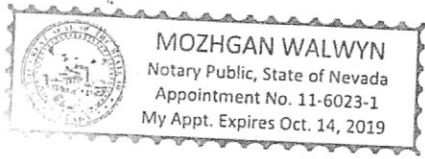
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE D CONFORMING (ZC) D NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WJS) <input type="checkbox"/> DESIGN REVIEW (DR) D PUBLIC HEARING <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME/NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION#) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION#) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION#)	<p style="text-align: center;"><b>SUBMITTER</b></p> DATE FILED: <u>10/12/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,150</u> CHECK#: <u>1114</u> COMMISSIONER: <u>NAET</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>N/A</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAUDENIAL BY: _____	APP. NUMBER: <u>WS-19-0831</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>11/2/19</u> TIME: <u>7:00</u> PC MEETING DATE: <u>12/3/19</u> 7:00 PM BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2/NONE/NONE</u> PLANNED LAND USE: <u>WALC</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<p style="text-align: center;"><b>OWNER</b></p> NAME: <u>4640 S Decatur LLC c/o B</u> Rouhani ADDRESS: <u>6325 Rockmine CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-220-3578</u> CELL: <u>702-400-6388</u> E-MAIL: <u>ben@nseius.com</u>	
	<p style="text-align: center;"><b>CONTACT</b></p> NAME: <u>Johnnv Dav</u> ADDRESS: <u>4480 W Nevso Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-873-4377</u> CELL: <u>702-788-7002</u> E-MAIL: <u>jday@dclvnnv.com</u> REF CONTACT ID #: _____	
	<p style="text-align: center;"><b>CORRESPONDENT</b></p> NAME: <u>Johnny Day</u> ADDRESS: <u>4480 W Nevso Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-873-4377</u> CELL: <u>702-788-7002</u> E-MAIL: <u>jday@dclvnnv.com</u> REF CONTACT ID#: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-19-301-005  
 PROPERTY ADDRESS and/or CROSS STREETS: 4640 S Decatur Blvd Las Vegas, NV 89103  
 PROJECT DESCRIPTION: Enlarge existing rear of warehouse

(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)\*  
Ben Rouhani  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 26, 2019 (DATE)  
 By Ben Rouhani  
 NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



2580 St. Rose Parkway, Suite 305,  
Henderson, NV 89074

Tel.: (702) 719-2020 Fax: (702) 269-9673

Gary L. Carlson, Architect (License No. 1859)

Sheldon Colen, Architect (License No. 7701)

October 17, 2019

Clark County Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89102

**PLANNER  
COPY**

**RE: Justification Letter for proposed Warehouse Expansion at S. Decatur Blvd. and W. Harmon Ave.**

Please accept this letter as justification for the proposed construction of a new building expansion to an existing building located on South Decatur Boulevard and West Harmon Avenue (APN: 162-19-301-005) currently zoned as General Commercial (C-2). Through this design review, on behalf of our client we respectfully request for your approval of the following waiver of development standards:

- 1) Request waiver of development standards Table 30.60-1 for parking spaces to total 23 where it is required to be a total of 36 parking spaces. Providing the required parking spaces will have a negative impact on the overall site usage, which would reduce the expansion size dramatically from the proposed square footage. The main usage of the structure is to store building material for the electrical supply company with a daily average of 15 counter customers and a combined 8 employees. To help mitigate this request, it is proposed to have landscape terminal islands where it is possible, as well as beautifying an existing landscape area in the front of the site that has gone barren. This would provide one additional large canopy tree than the minimum required. In addition, there are trees in other areas of the site which will make the site more visually appealing to the area.

The proposed building expansion has a gross square footage of 5,000 square feet and will stand 24'-0" high to match the height of the existing building. Its design intent is to harmoniously blend with the existing General Commercial building that has existed alongside the surrounding General Commercial developments in the area. The site is accessible from South Decatur Boulevard through two existing driveways, as well as ADA compliant pedestrian walkways.

The proposed parking total of 23 parking spaces includes 1 van accessible space. Bike racks are also provided in the front entrance area. As shown on the exterior elevations, wall mounted pack lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment. All new lighting is to comply with Clark County regulations.

Adequate landscape is being provided in the form of terminal islands as well as landscape islands where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0837-GC VEGAS RETAIL, LLC & NAKASH, S. & W. LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase projecting sign area; and 2) increase the number of animated signs.

**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign package; 2) increase projecting sign area; and 3) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/lm/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028 through 162-21-401-029

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase projecting sign area to 1,955 square feet where 889 square feet was previously approved and a maximum of 32 square feet is permitted per Table 30.72-1.
2. Increase the number of animated sign to 37 where 36 were previously approved and a maximum of 1 animated signs per commercial complex is permitted per Table 30.72-1.

**DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign package for an existing shopping center.
2. Increase projecting sign area to 1,955 square feet where 889 square feet was previously approved and a maximum of 32 square feet per tenant is allowed per Table 30.72-1.
3. Increase animated sign area to 20,601 square feet where 19,625 square feet was previously approved and a maximum of 150 square feet is permitted per Table 30.72-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: 3767, 3769, 3771, 3785, 3791 Las Vegas Boulevard South
- Site Acreage: 6
- Project Type: Signage

#### Site Plans & Request

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 750 feet north of Tropicana Avenue. The request is to modify the approved comprehensive sign package for the site. Specifically, by adding additional signage for a tenant (Burlington) located on APN 162-21-301-014.

#### Signage

The plans depict a 1,066 square foot, internally illuminated, projecting sign with a 976 square foot, animated (video) wall sign (2 sided) on the front façade of the existing building, above the entrance to the tenant space. The animated (video) wall sign consists of an LED mesh screen. The projecting sign is 66 feet 4 inches tall, triangular with 3 sign faces, which projects out from the building approximately 10 feet, and maintains a 14 foot clearance above grade. Additionally, the sign is a minimum of 25 feet 6 inches from the back of curb for Las Vegas Boulevard South.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Freestanding	426	0	426	3,890	5	0	5
Wall*	32,965	0	32,965	4,320	78	0	78
Directional	35	0	35	32 (per tenant)	6	0	6
Projecting	889	1,066	1,955	32 (per tenant)	5	1	6
Hanging	25	0	25	32 (per tenant)	4	0	4
Overall Total	34,340	1,066	35,406	n/a	98	1	99

\*The wall signs also contain animation. The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	5,169	0	5,169	n/a	16	0	16
Video Units	14,456	976	15,432	n/a	20	1	21
Overall Total	19,625	976	20,601	150	36	1	37

#### Applicant's Justification

The applicant states that the proposed signs are compatible with existing development along Las Vegas Boulevard South and with existing signage on the site. The projecting sign will not intrude into the 9 foot ceiling of the pedestrian access easement on the site.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
AR-18-400206 (UC-0125-14)	Second application for review for an outdoor ticket sales structure subject until September 17, 2023	Approved by BCC	November 2018
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeling and modifications to the entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase mall for a building addition and to modify the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with facade change to a portion of the site	Approved by BCC	October 2016
UC-0125-14 (AR-0068-15)	First application for review for an outdoor ticket sales structure until September 17, 2018 for review as a public hearing	Approved by BCC	October 2015
WS-0683-12 (ET-0119-14)	First extension of time to reduce setbacks and eliminate landscaping for new access and entry features	Approved by BCC	December 2014
UC-0125-14	Outdoor ticket sales structure	Approved by BCC	September 2014
WS-0410-13	Modifications to an approved sign package for wall and projecting signs	Approved by BCC	August 2013
WS-0154-13	Modifications to an approved sign package	Approved by BCC	May 2013
WS-0683-12	Reduced setbacks and eliminate landscaping for new access and entry features	Approved by BCC	January 2013
WS-0332-12	Modifications to an approved sign package	Approved by BCC	August 2012
WS-0104-11	Modifications to an approved sign package	Approved by BCC	May 2011



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0425-10	Signs for the Hard Rock Café	Approved by BCC	October 2010
WS-0325-10	Parking garage wall sign	Approved by PC	September 2010
WS-0649-09	Wall sign with increased projection	Approved by BCC	December 2009
VC-0211-94	Changes to an approved shopping center	Approved by PC	March 1994
UC-285-92	Original application to approve the shopping center	Approved by BCC	October 1992

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Commercial development
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	Park MGM & New York-New York Resort Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Code allows alternative sign standards to be approved within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Similar waivers have been approved for other developments along Las Vegas Boulevard South and within the Resort Corridor. Therefore, staff can support increasing the projecting sign area and the number of animated signs.

### Design Reviews

Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South, and complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. Additionally, similar requests to increase the area of projecting and animated signs for this site and other developments have been approved along Las Vegas Boulevard South.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Advertising limited to on-premises display
- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT:** GC VEGAS RETAIL, LLC

**CONTACT:** JACOB GATESON, VISION SIGN INC., 6630 ARROYO SPRINGS STREET,  
#600, LAS VEGAS, NV 89113



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

**STAFF**

DATE FILED: 10/18/2019 APP. NUMBER: WSDR-19-0837  
 PLANNER ASSIGNED: LMN TAB/CAC: PARADISE  
 ACCEPTED BY: LMN TAB/CAC MTG DATE: 11/14/19 TIME: 7pm  
 FEE: \$1150 PC MEETING DATE: \_\_\_\_\_  
 CHECK #: 49612 BCC MEETING DATE: 12/4/2019  
 COMMISSIONER: JG ZONE / AE / RNP: H-1  
 OVERLAY(S)? N/A PLANNED LAND USE: PARADISE-C  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500 SIGN? Y/N  
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: GC Vegas Retail LLC  
 ADDRESS: 19 W 34th St.  
 CITY: New York STATE: NY ZIP: 10001  
 TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CELL: 702-895-7474 E-MAIL: \_\_\_\_\_

**APPLICANT**

NAME: Same as owner  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CELL: 7 E-MAIL: \_\_\_\_\_

**CORRESPONDENT**

NAME: Jacob Gateson -Vision Sign Inc. -ID#133819  
 ADDRESS: 6630 Arroyo Spring St #600  
 CITY: Las Vegas STATE: NV ZIP: 89113  
 TELEPHONE: 702.895.7474 x249 FAX: 702.895.7444  
 CELL: 702.279.9727 E-MAIL: kgateson@visionsigninc.c

ASSESSOR'S PARCEL NUMBER(S): 16221301014, 162-21-401-005, 007, 023, 028 + 029  
 PROPERTY ADDRESS and/or CROSS STREETS: 3767 S Las Vegas Blvd -  
 PROJECT DESCRIPTION: DR for a sign package with WS to allow a projecting sign to extend beyond 3'-0"

(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)\*  
 STATE OF New York  
 COUNTY OF New York  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/13/21 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: Jack Braha

Eli Gudi  
 Property Owner (Print)

JACK BRAHA  
 NOTARY PUBLIC STATE OF NEW YORK  
 NEW YORK COUNTY  
 LIC. #01BR6212262  
 COMM. EXP. 10/13/21

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

# VISION SIGN INC.

6630 Arroyo Springs Street Suite 600 • Las Vegas, NV 89113

Phone: (702) 895-7474

Fax: (702) 895-7444

October 18, 2019

**To: Clark County Comprehensive Planning**

**Re : Burlington at Showcase Mall - Design Review**

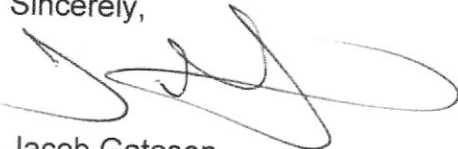
**APN: 162-21-301-014, 162-21-401-005, 007, 023, 028 + 029**

On behalf of the applicant:

- DR 1. We are requesting a design review to allow the modification of an approved sign package for an existing shopping center.
- DR 2. We are requesting a design review to increase the area of video animation to 15,432 square feet where 14,456 square feet was previously approved and to increase the area of a projecting sign to 1,066 square feet where 32 square feet is allowed, at an approved shopping center (Showcase Mall) in an H-1 zone.
- WS 3. We are requesting a waiver of development standards to increase the projecting sign area to 1,954.8 square feet where 888.8 square feet was previously approved and a maximum of 32 square feet per tenant is allowed per Table 30.72.1.
- WS 4. We are requesting a waiver of development standards to increase the number of Video Units to 21 where 20 were previously approved and a maximum of 1 is permitted.
  - A. The proposed Video Blade Sign is similar in size, design and scope to that of other signs in the shopping center and along the Las Vegas Blvd Scenic Byway. It is compatible with the existing developments along the Blvd and the building style and signs on site.
  - B. The Blade Sign (projecting sign) is located far above any pedestrian traffic and poses no obstructions. The lowest point of the sign is 14'-0" above the finished grade and above the 9'-0" ceiling of the pedestrian access easement.
  - C. To adequately advertise a business in the resort corridor, signage must be of a size and scope that can compete with the other signs and attractions nearby. These signs do so while maintaining a tasteful and pleasing aesthetic.

Thank you for your consideration.

Sincerely,

  
Jacob Gateson  
jgateson@visionsigninc.com  
702.895.7474 ext. 249

**PLANNER  
COPY**

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