



# PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

August 11, 2020

7:00pm

## AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board/Council Members: Jon Wardlaw - Chairperson  
 John Williams, Vice Chairperson  
 Susan Philipp  
 Bart Donovan  
[Click or tap here to enter text.](#)

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for July 28, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for August 11, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **TM-20-500099-PARBALL NEWCO, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on a 29.9 acre developed resort hotel site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. JG/rk/jd (For possible action) **PC 8/18/20**
2. **UC-20-0330-MASSEY, THOMAS J. & ANITA L.:**  
**USE PERMITS** for the following; 1) vehicle paint/body shop; and 2) vehicle repair.  
**WAIVER OF DEVELOPMENT STANDARDS** reduced trash enclosure setback from a residential development.  
**DESIGN REVIEW** for vehicle paint/body and vehicle repair in an existing industrial building on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Nevso Drive within Paradise. MN/bb/jd (For possible action) **PC 9/1/20**
3. **WC-20-400085 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:**  
**WAIVER OF CONDITIONS** of a use permit for the applicant shall design and bond for the curb return driveway on Paradise Road, with the improvements to be installed in concert with the Paradise Road improvement project in conjunction with a restaurant with a drive-thru on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone and a C-1 (Local Business) Zone. Generally located on the southeast corner of Paradise Road and Twain Avenue within Paradise. TS/jgh/xx (For possible action) **BCC 9/2/20**

VII. General Business

None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 25, 2020.

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>

**BOARD OF COUNTY COMMISSIONERS**

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair

LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM

YOLANDA T. KING, County Manager

08/18/20 PC AGENDA SHEET

BALLY'S LAS VEGAS  
(TITLE 30)

FLAMINGO RD/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500099-PARBALL NEWCO, LLC:**

**TENTATIVE MAP** for a commercial subdivision on a 29.9 acre developed resort hotel site in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. JG/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-21-102-009

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3645 Las Vegas Boulevard South
- Site Acreage: 29.9
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 29.9 acre site, which is currently developed with a resort hotel and consists of 1 parcel. Access to the site is from driveways on Flamingo Road and Las Vegas Boulevard South. Off-site improvements exist along all public street frontages.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0263	Exterior and interior remodel of an existing building and comprehensive sign plan	Approved by BCC	May 2018
DR-17-1035	Modification to the interior and exterior of an existing building within a shopping center (Bally's Bazaar)	Approved by BCC	January 2018

There are other land use applications for the Grand Bazaar Shops and Bally's Resort Hotel; however, the applications listed above are more recent land use requests.



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Cromwell Resort Hotels & convention facility
South	Commercial Tourist	H-1	Paris Resort Hotel & parking lot
East	Commercial Tourist	H-1	Existing membrane tent with parking & undeveloped
West	Commercial Tourist	H-1	Bellagio Resort Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**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, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to grant easements or dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

**Current Planning Division - Addressing**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARBALL NEWCO, LLC

**CONTACT:** ELENA ARELLANO, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT

09/01/20 PC AGENDA SHEET

VEHICLE PAINT/BODY/REPAIR  
(TITLE 30)

CAMERON ST/NEVSO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-20-0330-MASSEY, THOMAS J. & ANITA L.:**

**USE PERMITS** for the following; 1) vehicle paint/body shop; and 2) vehicle repair.  
**WAIVER OF DEVELOPMENT STANDARDS** reduced trash enclosure setback from a residential development.

**DESIGN REVIEW** for vehicle paint/body and vehicle repair in an existing industrial building on 1.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Cameron Street and Nevso Drive within Paradise.  
MN/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-19-110-004

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce trash enclosure setback (south) from a residential development to zero feet where a minimum of 50 feet is required (a 100% reduction).

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

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

- Site Address: 4625 Nevso Drive
- Site Acreage: 1.3
- Project Type: Vehicle repair/paint/body
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 16,500
- Parking Required/Provided: 52/57

**Site Plan**

The single story building is located in the middle of the lot and is surrounded by parking and loading areas. Thirty-nine parking spaces are located adjacent to Cameron Street and Nevso

Drive and are covered, with the remaining on-site parking spaces located on the west side of the building. There are 6 on street parking spaces adjacent to the property along Nevso Drive. Three of these on street parking spaces are counted in the 57 total parking spaces, as allowed by Title 30. The building is surrounded on all sides by a driveway with shared access to Nevso Drive at the north property line and an access driveway located at the southeast corner at Cameron Street. The trash enclosure was moved in 2007 to the current location at the southeast corner of the property along the south property line. Although located at the property line, the trash enclosure is 50 feet from the nearest residential apartment building to the south.

Landscaping

No changes to landscaping are proposed or required as part of this application.

Elevations

No changes are proposed to the exterior of the building. The building has stucco siding and commercial aluminum storefront with tinted windows on the north and east sides. The west side of the building has 8 roll-up doors and pedestrian door entryways.

Floor Plans

The plans depict 1 unit with proposed vehicle repair (2,338 square feet) and 2 units (2,276 and 2,064 square feet) with vehicle paint/body shops. The remainder of the building is occupied by 6 additional units for warehousing, accessory offices, and cleaning services. The proposed vehicle repair, paint and body services are located on the west side of the building with roll-up door access and pedestrian doors. The leased spaces were previously occupied by warehouse units.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant needs to rent the previous warehouse units out for uses that are in high demand. Multiple vehicle shops are interested in the building and available spaces. Vehicles will be stored in the units during repairs with the regular parking spaces used by employees or visitors. There are automotive related uses on the north, east, and west sides of this building that make this request compatible with the neighborhood uses. The current occupants of the building include auto storage, rainforest café warehouse storage, legal office warehousing storage, and Bubba Gump warehouse storage. Two paint and body shops are interested in the property. The owner does not allow outside storage of vehicles to prevent a junk yard appearance.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0477-09	Photo studio (no longer in business)	Approved by PC	September 2009
WS-0872-01	Reduced setbacks for covered parking	Approved by PC	August 2001
ZC-240-87	Reclassified from R-E to M-1 zoning for light industrial uses	Approved by BCC	November 1987

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-D	Industrial & office
South	Commercial General	R-4	Apartments
East	Commercial Tourist	M-1	Auto repair & industrial
West	Commercial General	M-1	Auto repair & paint/body shops

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

#### Use Permits

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 proposed use is in harmony with the purpose, goals, objectives and standards of the Comprehensive Master Plan and of this Title considering all activity will take place inside the building. The proposed use will not result in a substantial or undue adverse effect on adjacent properties with all proposed uses located inside the building. The character of the neighborhood, traffic conditions, and parking will not be negatively impacted by the proposed indoor operations. The vehicle paint/body and repair uses will keep vehicles inside during repairs. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden to the surrounding area. Depending on the proposed future uses in the building, the owner may be required to obtain a waiver to accommodate parking.

#### 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 use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner. The apartments have a trash enclosure on the other side of the wall where this trash enclosure is located. The proposed trash enclosure will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare when considering it is located 50 feet from the nearest residential building. The proposal will be adequately served by, and will not create an undue burden on facilities or services, considering the trash enclosure has been in this location since 2007.

Design Review

The proposed development is compatible with adjacent development and development in the area, including buildings, structures and similar uses. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The trash enclosure is located 20 feet from the building and allows for emergency vehicle access. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance with no changes to the existing building.

**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 future additional uses may require approval of a waiver of development standards from parking requirements, 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: THOMAS MASSEY**

**CONTACT: THOMAS MASSEY, 4295 W. TROPICANA AVE, LAS VEGAS, NV 89103**





# 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: 7-1-2020 APP. NUMBER: UC/WS/DR-20-0330  
 PLANNER ASSIGNED: BSB TAB/CAC: Paradise  
 ACCEPTED BY: BSB TAB/CAC MTG DATE: 8-11 TIME: 7pm  
 FEE: \$1825 PC MEETING DATE: 9-1 TIME: 7pm  
 CHECK #: \_\_\_\_\_ BCC MEETING DATE: \_\_\_\_\_  
 COMMISSIONER: MN ZONE / AE / RNP: M-1  
 OVERLAY(S)? \_\_\_\_\_ PLANNED LAND USE: CG  
 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: Thomas Massey  
 ADDRESS: 5528 Wild Olive St  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-362-2722 FAX: 702-362-9694  
 CELL: 702-203-1121 E-MAIL: Tom@autoairandmore.com

**APPLICANT**

NAME: Thomas Massey  
 ADDRESS: 5528 Wild Olive St  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-362-2722 FAX: \_\_\_\_\_  
 CELL: 702-203-1121 E-MAIL: Tom@autoairandmore.com

**CORRESPONDENT**

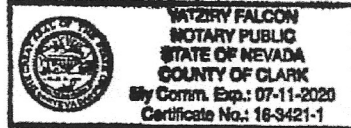
NAME: Thomas Massey  
 ADDRESS: 5528 Wild Olive St  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-362-2722 FAX: 702-362-9694  
 CELL: 702-203-1121 E-MAIL: Tom@autoairandmore.com

ASSESSOR'S PARCEL NUMBER(S): 162-19-110-004  
 PROPERTY ADDRESS and/or CROSS STREETS: 4625 Neuso Dr. Las Vegas NV 89103  
 PROJECT DESCRIPTION: Vehicle Repair/Paint/Body, Primary Office Use Permits, Waiver Trash, DR

(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)\*      Thomas Massey Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 4, 2020 (DATE)  
 By Thomas Massey  
 NOTARY PUBLIC: Matzi Falan



\*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.

2

Planning Department

6-10-2020

I am asking for automotive use to allow body and paint or auto service as well as general C2 uses for retail sales to make the property more leasable.

To fit in with the surrounding property uses on the north east and west sides of this property there are automotive related uses.

65' to the west there is a welding shop, mechanical shop and 3 paint and body repair shops.

Across the street to the east is a car sales and repair/body shops

To the north is a complex of auto repair facilities.

Our overhead doors face west

We have a driveway and wall to the south. The apartments have a row of parking and a driveway next to the wall also.

The building to the west has no separation from the wall and has Paint and body.

My current occupants are offices, Auto storage, rainforest and Bubba Gump warehouses.

I currently have 2 body repair facilities interested in leasing space.

I currently have restrictions on the Automotive Shops to not allow overnight outside vehicle storage to prevent a junkyard appearance.

Thank You for your consideration.

Tom Massey

UC-20-0330  
WS/DR



RESTAURANT  
(TITLE 30)

PARADISE RD/ TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-20-400085 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:**

**WAIVER OF CONDITIONS** of a use permit for the applicant shall design and bond for the curb return driveway on Paradise Road, with the improvements to be installed in concert with the Paradise Road improvement project in conjunction with a restaurant with a drive-thru on 0.6 acres in an H-1 ( Limited Resort and Apartment) Zone and a C-1 (Local Business) Zone.

Generally located on the southeast corner of Paradise Road and Twain Avenue within Paradise.  
TS/jgh/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-15-302-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3780 Paradise Road
- Site Acreage: 0.6
- Project Type: Restaurant with drive-thru (Pink Box Donuts)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 2,600 (restaurant building)
- Parking Required/Provided: 26/30

Site Plan

The approved site plan shows a restaurant on the northern half of the site adjacent to Twain Avenue. Access to the site is located via 2 driveways; 1 on the southwest corner of the site (adjacent to Paradise Road), and the other on the northeast corner of the site (adjacent to Twain Avenue). Parking stalls are incorporated along the south and east property lines, and adjacent to the restaurant building. The drive-thru entrance is located on the east side of the restaurant building. Customers will pick up their order via a pick-up window on the north side of the building and exit the drive-thru lane along the west side of the building. The southeast corner of the site also incorporates an existing entry/exit for lower level parking from the adjacent building

to the south. The plans also depict a decorative wrought-iron fence with an overall height of 34 inches to be installed along the north property line and a portion of the northwest property line.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0154:

#### 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;
- Coordinate with Public Works - Design Division for the Paradise Road improvement project;
- Dedicate any right-of-way and easements necessary for the Paradise Road improvement project;
- Construct a median on Twain Avenue from the point of curvature on the west side of the driveway to the intersection of Twain Avenue and Paradise Road;
- Applicant shall design and bond for the curb return driveway on Paradise Road, with the improvements to be installed in concert with the Paradise Road improvement project.

#### Building Department - Fire Prevention

- Applicant is advised that a fire life safety report, completed by a Nevada licensed Fire Prevention Engineer may be required.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [powerlocation@cleanwaterteam.com](mailto:powerlocation@cleanwaterteam.com) and reference POC Tracking #0038-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant indicates that the existing pan driveway provides the maximum departure distance possible on the property and thus maximizes the stacking capability at the intersection of Paradise Road and Twain Avenue. The suggested curb return driveway creates a situation that if a single bus stopped at the intersection it would prevent someone from safely exiting the property onto Paradise Road. The applicant also states that they are already being asked to contribute over \$85,000 worth of land to the Paradise Road Improvement project and should not be penalized by anymore expensive, additional mandates.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0154	Drive-thru with vivid hues and alternative landscaping	Approved By BCC	April 2020
SC-20-0093	Renamed Twain Avenue to Siegel Cares Avenue	Decision Pending	8/18/20
SC-0154-14	Renamed Twain Avenue to Sands Avenue	Denied by PC	May 2014
WS-0010-12	Allowed overhead communication lines on existing utility structures along public rights-of-way	Approved by PC	March 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Commercial uses
South	Commercial Tourist	C-1	Office building
East	Commercial Tourist	C-1	Commercial building
West	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 – Public Works**

Pending...

**Staff Recommendation**

Pending....

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:**

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PHILLIP DUNNING

**CONTACT:** PHILLIP DUNNING, SIEGEL GROUP, 3790 PARADISE ROAD, SUITE 250, LAS VEGAS, NV 89169



# 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)
 

LV-20-0154  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 

\_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 

\_\_\_\_\_  
(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>07/14/2020</u>	APP. NUMBER: <sup>WCLAC</sup> <u>20-0322</u>
	PLANNER ASSIGNED: _____	TAB/CAC: <u>Paradise</u>
	ACCEPTED BY: <u>JGH</u>	TAB/CAC MTG DATE: <u>8/11</u> TIME: <u>7pm</u>
	FEE: <u>\$475</u>	PC MEETING DATE: _____
PROPERTY OWNER	CHECK #: _____	BCC MEETING DATE: <u>Sept 2nd</u>
	COMMISSIONER: <u>T.S</u>	ZONE / AE / RNP: <u>H-1</u>
	OVERLAY(S)? <u>NA (MOD)</u>	PLANNED LAND USE: <u>CT</u>
	PUBLIC HEARING? <u>Y/N</u>	NOTIFICATION RADIUS: _____ SIGN? <u>Y/N</u>
APPLICANT	TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>Paradise And Twain 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: <u>702-917-1507</u>
CORRESPONDENT	E-MAIL: <u>punning@siegelcompanies.com</u>	REF CONTACT ID #: _____
	NAME: <u>Paradise and Twain 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: <u>702-917-1507</u>
	E-MAIL: <u>punning@siegelcompanies.com</u>	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-15-302-001

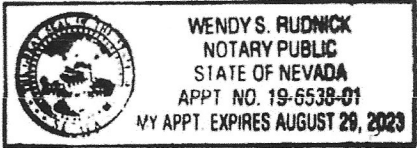
PROPERTY ADDRESS and/or CROSS STREETS: 3780 Paradise Road, Las Vegas, NV

PROJECT DESCRIPTION: New construction retail drive thru

(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)\* [Signature] Property Owner (Print) Judith Siegel

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 7, 2020 (DATE)  
 By Judith Siegel  
 NOTARY PUBLIC: Wendy S. Rudnick



\*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.

June 15, 2020

Clark Co. Planning  
500 Grand Central Parkway  
Las Vegas NV 89155

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a waiver of condition on UC-20-0154, APN 162-15-302-001:

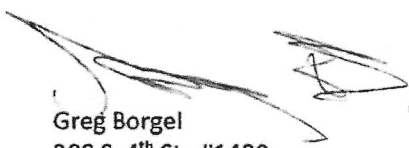
Condition requested to be waived: "Applicant shall design and bond for the curb return driveway on Paradise Road, with the improvements to be installed in concert with the Paradise Road improvement project." The applicant believes that the following justification more than adequately supports the requested waiver:

Justification: 1. The existing pan driveway provides the maximum departure distance possible on the property and thus maximizes the stacking capability at the intersection of Paradise and Twain.

2. The suggested curb return driveway creates a situation whereby even a single bus stopped at the intersection would prevent normal safe exiting from the property onto Paradise.

3. The applicant is already being asked to contribute over \$85,000 worth of land to the County's proposed Paradise Road Improvement Project, and should not be penalized by an additional expensive mandate which makes the property less usable for the approved purpose and which also will require the costly extension of domestic water service and relocation of water metering.

4. The applicant wants to cooperate with the County's plans for Paradise Road and in fact has other properties which would benefit from many of the improvements, but should not be placed that he would be economically better off waiting for the County to condemn his land and construct Paradise without his participation.



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