



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 10, 2023

7:00pm

REVISED AGENDA

Note:

- 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 Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

Board/Council Members: John Williams
 Susan Philipp
 Katlyn Cunningham
 Kimberly Swartzlander
 Angelo Carvalho

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- 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 December 27, 2022. (For possible action)
- IV. Approval of the Agenda for January 10, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. General Business (For possible action)
 - 1. Board to review and approve the 2023 Paradise TAB meeting calendar (for possible action)
 - 2. Elect a new Chair and Vice Chair for the Paradise TAB (for possible action)
- VII. Planning and Zoning
 - 1. **DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:**
HOLDOVER DESIGN REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action) **PC 1/17/23**
 - 2. **UC-22-0666-NEVADA SUNSET MANAGERMENTS, LLC:**
USE PERMIT for a major training facility within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise. JG/sd/syp (For possible action) **PC 2/17/23**
 - 3. **UC-22-0668-MEJIAS DAISY OLAZABAL:**
USE PERMIT for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.
DESIGN REVIEW for a daycare on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/sd/ja (For possible action) **PC 2/17/23**
 - 4. **UC-22-0678-PFC SUNSET, LLC:**
USE PERMIT for a proposed sporting goods (firearms) sales business within a portion of an existing office/warehouse building on a 0.1 acre portion of a 3.8 acre site in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road, 700 feet east of McLeod Drive within Paradise. JG /rk/syp (For possible action) **PC 2/17/23**
 - 5. **UC-22-0688-CENTER FOR SPIRITUAL LIVING:**
USE PERMIT for a place of worship in conjunction with an office complex on a portion of 4.1 acres in a CRT (Commercial Residential Transitional) Zone within the Russell Road Transition Corridor Overlay. Generally located on the north side of Russell Road and the west side of Gateway Road within Paradise. JG/bb/syp (For possible action) **PC 2/17/23**

6. **VS-22-0658-LEE A & A FAMILY LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Polaris Avenue and Century Park Drive within Paradise (description on file). MN/bb/ja (For possible action) **PC 2/17/23**

7. **WS-22-0667-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.
DESIGN REVIEWS for the following: 1) central maintenance and distribution facility at the Harry Reid International Airport; and 2) finished grade on a 16.8 acre portion of a 72.0 acre site in a P-F (Public Facility) (AE-60 & AE-65) Zone. Generally located on the west side of Spencer Street and the north and south sides of Joel Aller Drive within Paradise. JG/rk/xx (For possible action) **PC 2/17/23**

8. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 2/8/23**

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: January 24, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

December 27, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **EXCUSED**
 Jon Wardlaw– **PRESENT**
 Katlyn Cunningham – **PRESENT**
 Roger Haywood- **PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions
- Mark Donohue; Planning, Alvaro Lozano; Community Services Specialist
- Meeting was called to order by Chair Williams, at 7:00 p.m.
- II. Public Comment:
 None
- III. Approval of December 13, 2022 Minutes
- Moved by: Haywood**
 Action: Approve as submitted
 Vote: 4-0 Unanimous
- Approval of Agenda for December 27, 2022
- Moved by: Wardlaw**
 Action: Approve as submitted
 Vote: 4-0 Unanimous
- IV. Informational Items (For Discussion only)
 None
- V. Planning & Zoning

1. **NZC-22-0642-JAMIESON, JARRETT & TARA:**
ZONE CHANGE to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) Zone and a C-P (Office and Professional) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive use; 2) allow non-gated parking; and 3) reduced driveway approach distance.
DESIGN REVIEWS for the following: 1) office buildings; and 2) alternative parking lot landscaping located partially in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road, 130 feet west of McLeod Drive within Paradise (description on file). JG/gc/syp (For possible action) **PC 1/17/23**

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

2. **WS-22-0640-BOYLE, DOUGLAS JOHN & BOROS, MONIKA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side setback; and 2) allow an addition not architecturally compatible to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 370 feet west of Lamb Boulevard on the south side of Pequeno Avenue and on the north side of Hacienda Avenue within Paradise. JG/bb/syp (For possible action) **PC 1/17/23**

MOVED BY- Wardlaw
APPROVE-Subject to IF approved staff conditions
Removal of bullet #3 –Planting of the tree
VOTE: 4-0 Unanimous

3. **WS-22-0641-CENTRO EVANGELISTICO PALABRA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise **PC 1/17/23**

MOVED BY- Wardlaw
APPROVE-Subject to IF approved staff conditions
ADDED Condition

- 1 year review as a public hearing

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None

- VII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be January 10, 2023

- IX. Adjournment
The meeting was adjourned at 7:40 p.m.

January 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
2 HOLIDAY	3 6:00 pm PC Briefing 7:00 pm PC Meeting	4 9:00 am BCC Meeting	5	6
9	10 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	11 6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	12 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	13
16 HOLIDAY	17 6:00 pm PC Briefing 7:00 pm PC Meeting	18 9:00 am BCC Meeting	19	20
23	24 6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	25	26	27
30	31 6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	1 6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	2 7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	3

* = SPECIAL CALL MEETING

February 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
6	7	8	9	10
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
13	14	15	16	17
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
20	21	22	23	24
HOLIDAY 6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
27	28	1	2	3
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

March 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
27	28	1	2	3
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
6:00 pm PC Briefing 7:00 pm PC Meeting	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
13	14	15	16	17
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
20	21	22	23	24
6:00 pm PC Briefing 7:00 pm PC Meeting	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
27	28	29	30	31
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

April 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
27	28	29	30	31
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
3	4	5	6	7
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
10	11	12	13	14
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
17	18	19	20	21
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
24	25	26	27	28
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

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Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
15	16	17	18	19
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
22	23	24	25	26
29	30	31	1	2
HOLIDAY	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

June 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
5	6	7	8	9
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
12	13	14	15	16
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
19	20	21	22	23
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
26	27	28	29	30
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
3	4	5	6	7
	HOLIDAY			

* = SPECIAL CALL MEETING

July 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
	HOLIDAY			
10	11	12	13	14
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
17	18	19	20	21
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
24	25	26	27	28
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		

* = SPECIAL CALL MEETING

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Monday	Tuesday	Wednesday	Thursday	Friday
31	1	2	3	4
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
7	8	9	10	11
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
14	15	16	17	18
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
21	22	23	24	25
28	29	30	31	1
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

September 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
28	29	30	31	1
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
4	5	6	7	8
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
18	19	20	21	22
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
25	26	27	28	29
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

October 2023

Meeting Schedule

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Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting	7:00 pm BCC Meeting		
9	10	11	12	13
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
16	17	18	19	20
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
23	24	25	26	27
				HOLIDAY
30	31	1	2	3
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

November 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
6	7	8	9	10
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		HOLIDAY
13	14	15	16	17
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
20	21	22	23	24
	1:00 pm BCC Meeting 6:00 pm PC Briefing 7:00 pm PC Meeting		HOLIDAY	HOLIDAY
27	28	29	30	1
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

December 2023

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
27	28	29	30	1
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
4	5	6	7	8
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
11	12	13	14	15
	1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	
18	19	20	21	22
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
25	26	27	28	29
HOLIDAY	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	

* = SPECIAL CALL MEETING

January 2024

Meeting Schedule

DRAFT

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
HOLIDAY	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
15	16	17	18	19
	6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting		
22	23	24	25	26
	6:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 5:30 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:00 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	
29	30	31	1	2

* = SPECIAL CALL MEETING

SCHOOL
(TITLE 30)

PARADISE RD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:

HOLDOVER DESIGN REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:
177-22-702-005

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 985 E. Serene Avenue
- Site Acreage: 2
- Project Type: Addition to existing school
- Number of Stories: 1
- Building Height: 18 feet, 2 inches
- Square Feet: 1,596 (proposed expansion)/13,918 (existing facility)
- Parking Required/Provided: 19/48

Site Plan

The plan depicts an existing 13,918 square foot school and daycare facility centrally located on a 2 acre lot at the corner of Serene Avenue and Paradise Road. The site has access through a standard driveway along Serene Avenue. Parking for the site is in the northern portion of the site in front of the school building and will provide 48 parking spaces, where 19 parking spaces are required. The eastern, western, and southern portions of the site are primarily play areas for the school children. These areas contain several shade structures and play equipment. The play area is contained by a 6 foot CMU wall along the side and rear property lines.

The school addition is in the south, central portion of the site attached to the southern wall of the existing building. The plan indicates the addition is approximately 1,596 square feet and will replace an existing patio and will be surrounded by a sidewalk. The addition is set back 47 feet 4 inches from the rear property line (which meets the height/setback ratio as defined in Figure 30.56-10) and 84.5 feet from the eastern side property line.

Landscaping

Except for the rear/southern property line, the existing landscaping on the property will remain as is. The northern and eastern property lines appear to have a 5 foot landscaping strip consisting of a variety of shrubs and large trees. The western property line contains minimal landscaping with some small trees due to a drainage culvert on that side of the property. Parking lot landscaping will remain as is and consists of landscaping strips and islands with small to medium trees with shrubs dispersed between the trees.

The southern/rear property line will have updated landscaping. The new landscaping will comply with Figure 30.64-11 for a landscaping buffer adjacent to a less intensive use. The landscape plan depicts 15 Eldarica Pine (Pinus Eldarica) trees (24 inch box Evergreens) spaced 20 feet off center in 5.5 foot planters.

Elevations

The elevations depict the existing school/daycare facility building as a 29 foot structure with a pinkish-beige painted stucco exterior and red-orange tile gabled roof. Commercial shaker windows are shown on all sides of the building. The front of the existing school is all glass with a commercial door and protected by a porte-cochere with matching exterior elements.

The addition to the building is shown facing the south. The plans depict the addition with a reddish-orange gabled tile roof and a pink-beige painted stucco exterior to match the existing structure. The plan also depicts the peak height of the roof gable at 18 feet and 1 and three-eighths inch. Commercial shaker windows are provided on the south elevation of the structure only and 2 glass paneled doors are provided on the south frontage for access to the play area.

Floor Plans

The plans provided show the existing school/daycare facility with 9 classroom areas that range in size from 565 square feet up to 923 square feet. The classrooms are supported by a lunchroom, activity room, restrooms, and offices. The proposed addition is shown in the southeast corner of the building. The 1,596 square foot addition will provide 2 additional classroom spaces of 723 square feet and 732 square feet along with a storage room. The addition will be accessed through the existing activity room by a repurposed existing door and a newly installed door with 2 currently existing windows in-filled. The exterior of the building will be accessed by 2 doors at the south central end of the addition. The addition will replace an existing 16 foot patio and expand an additional 16 feet from the existing patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting the subject design review to complete a proposed addition to their existing school/daycare facility to allow an increase in capacity to the school by adding 2 new classrooms. The school is already an established use, and the addition will match the existing structure, while also providing an additional landscape buffer along the southern property line to help mitigate any increased noise or other potential nuisances.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0599	School in conjunction with an existing daycare facility	Approved by PC	February 2021
UC-0798-07	Communications tower in conjunction with an existing daycare facility	Approved by BCC	September 2007
UC-1766-98	Daycare facility	Approved by PC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
WC-22-400117 (UC-1766-98)	A waiver to a condition requiring A-2 landscaping on the west property line is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the proposed expansion will meet all setbacks and parking requirements required by Title 30 and further finds that the proposed expansion will be architecturally compatible to the current structure and should not greatly impact the neighboring area regarding the visual appeal of the structure. In addition, the existing school facility does not appear to have any prior violations regarding noise or other disruptive behavior, so staff does not anticipate that the expansion will cause any increase or additional burden on the surrounding property owners. Staff also finds that addition of the buffering landscaping in the rear will also help mitigate any increased noise or nuisances that may arise. Based on these reasons, staff could support this

design review; however, due to the inability of Public Works to support the design review, staff is also unable to support this request.

Public Works - Development Review

The school was allowed to open prior to the completion of conditions with an understanding that the conditions would be completed within 1 year. The applicant has not paid the Traffic Mitigation fees, which were established in April 2021. Additionally, the applicant has not responded to the off-site plan review comments that were provided in July 2021. Since the applicant has made no effort to satisfy Public Works requirements, staff cannot 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: December 6, 2022 – HELD – To 01/17/23 – per the applicant.

APPLICANT: CAPSTONE CHRISTIAN ACADEMY
CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DR., SUITE 300, LAS VEGAS, NV 89148

DRAFT

TRAINING FACILITY
(TITLE 30)

PECOS RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0666-NEVADA SUNSET MANAGERMENTS, LLC:

USE PERMIT for a major training facility within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone.

Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise.
JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

178-06-101-067

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3481 E. Sunset Road
- Site Acreage: 1.4
- Project Type: Training facility
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,230 (tenant space)/15,700 (overall complex)
- Parking Required/Provided: 63/63

Site Plans

The plans depict an existing office complex consisting of 2 buildings totaling 15,700 square feet centrally located on the site. Access to the project site is granted via 2 existing commercial driveways located along Sunset Road. The office complex requires 63 parking spaces where 63 parking spaces are provided along all property lines. No modifications are proposed to the site or existing buildings.

Landscaping

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

Elevations

The plans depict an existing single story office building measuring 15 feet in height to the top of the parapet roof. The exterior of the building consists of textured CMU block painted in neutral, earth tone colors.

Floor Plans

The plans depict a total area of 2,230 square feet consisting of classrooms, restroom facilities, and offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the training facility offers sessions 7 days a week, from 7:00 a.m. to 9:00 p.m. Every session will be conducted by an instructor. Initially 2 staff members will provide service to the community. As business grows in membership, staffing will expand to 3 to 5 employees. The applicant believes this training facility will promote healthy lifestyles, foster community interaction, increase community involvement and create artistic expression in form of dance performing.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0685	Beauty salon (personal services)	Approved by PC	January 2022
UC-0504-15	Permanent make-up	Approved by PC	September 2015
UC-0676-09	Personal services (hair salon) - expired	Approved by BCC	January 2010
ZC-140-90	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	June 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Shopping center
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Neighborhood Commercial	C-P	Undeveloped
West	Neighborhood Commercial	C-P	Office complex

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 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's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Training facilities offering vocational or instruction services have shown that in other parts of Clark County, these uses have been appropriate and compatible within office developments. Other uses approved for this location included personal services, permanent make-up, and hair salon. Staff does not anticipate that the proposed use will have adverse or negative impacts on the adjacent residential development to the south or the commercial properties than what has been approved in the past. Staff finds that the use is compatible with the existing development in the surrounding area and is compatible with the existing uses within the office complex. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff recommends approval.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

CONTACT: SEBASTIAN LAW, 176 JUDY COURT #C, HENDERSON, NV 89015



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" 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"/> 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 APP. NUMBER: <u>UC-22-0666</u> DATE FILED: <u>12/6/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1/10/22</u> PC MEETING DATE: <u>2/7/23</u> BCG MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>Nevada Sunset Management, LLC</u> ADDRESS: <u>P.O. Box 53146</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89053</u> TELEPHONE: _____ CELL: <u>702-755-7100</u> E-MAIL: <u>Mrossetti@regent-partners.com</u>
	APPLICANT NAME: <u>Sebastian Law, Natalia Pashkevich</u> ADDRESS: <u>176 Judy Ct Apt C</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: _____ CELL: <u>816-914-9480</u> E-MAIL: <u>nataliaardh@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17806101067

PROPERTY ADDRESS and/or CROSS STREETS: 3421 E Sunset Rd Las Vegas, NV

PROJECT DESCRIPTION: Garden walk up office / professional

(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 allowing the public of the proposed application.

Property Owner (Signature)* Mary Rossetti

STATE OF Nevada
 COUNTY OF Clark

PROPERTY OWNER (Print) Mary Rossetti

SUBSCRIBED AND SWORN BEFORE ME ON October 17, 2022 (DATE)
 by Mary Ann Rossetti

NOTARY PUBLIC: Kayla Luna

Notary Public - State Of Nevada
 COUNTY OF CLARK
KAYLA LUNA
 My Appointment Expires
 June 10, 2026
 No. 22-7708-01

*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

Sebastian Law
Natallia Pashkevich
176 Judy Ct Apt C
Henderson, NV 89015

October 31, 2022

Department of Comprehensive Planning
500 S Grand Central Pky
Box 551741
Las Vegas NV 89155

Justification Letter for special use permit at 3481 E Sunset Rd Las Vegas, NV

To Whom It May Concern:

The project proposes to locate a new training facility that includes different forms of exercises and training such as pilates, yoga and dancing within a commercial space, 2,230 square feet, located at 3481 E Sunset Rd Las Vegas, NV.

The training facility offers sessions 7 days a week, from 7 am to 9 pm. Every session will be conducted by an instructor. Initially two staff members will provide service to the community. As business grows in membership, staffing will expend to 3-5 employees.

The training facility will benefit surrounding businesses and community by offering exercise classes for neighbors and residents of Las Vegas area. There will be also provided free classes for community. We believe this training facility will promote healthy lifestyle, foster community interaction, increase community involvement and create artistic expression in form of dance performing.

There is adequate parking (63 spaces) for the existing office and propose use. We intend to lease the space for five years and appreciate all the help from the planning commission department.

Sincerely,

Sebastian Law and Natallia Pashkevich

2

02/07/23 PC AGENDA SHEET

DAYCARE
(TITLE 30)

FLAMINGO RD/SHEPPARD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0668-MEJIAS DAISY OLAZABAL:

USE PERMIT for a daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.

DESIGN REVIEW for a daycare on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

161-20-510-063

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate landscaping adjacent to a less intensive use where landscaping is required per Figure 30.64-11 (a 100% reduction).
- b. Eliminate street landscaping along Flamingo Road where 15 feet of landscaping is required per Section 30.64.030 (a 100% reduction).
- c. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14 (100% reduction).
2. Reduce drive aisle width to 21 feet where 24 feet is the minimum per Table 30.60-4 (a 16% reduction).
3. Reduce the setback for a trash enclosure to 6 feet where 50 feet is required from any residential development per Section 30.56.120 (88% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4787 E. Flamingo Road
- Site Acreage: 0.2
- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 13

- Square Feet: 1,273
- Parking Required/Provided: 5/5

Site Plans

The plans depict a single story single family residential building that will be rehabilitated from its current condition and serve as a daycare facility. Parking spaces are in front of the residence, which is in the center of the parcel. A trash enclosure is located on the east exterior and is adjacent to an existing single family residence. A total of 5 parking spaces are required and are provided.

Landscaping

The plans depict little to no landscaping on this parcel. No landscaping is provided along Flamingo Road, within the parking lot or adjacent to a less intensive use. The lack of landscaping is the subject of the waiver of development standards above. In addition, no landscaping is proposed for the front area which is completely hardscaped.

Elevations

The plans depict an existing building originally built as a single family residence. The maximum height is 13 feet. The exterior is constructed with a stucco finish and is painted white in color.

Floor Plans

The plans depict a floor plan with 4 classrooms and offices. The classrooms total 795 square feet and a 75 square foot office. The applicant has stated that they will provide the requisite playground equipment mandated by the state for all daycare facilities that provide daycare to children and will be in the rear yard.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states as owners of the daycare they will comply with the State of Nevada's requirements as permitted by the size of the property with the appropriate child to student ratio and toys and equipment. The proposed daycare will have 15 to 17 children and 4 to 5 adults. The hours of operation are 6:00 a.m. to 6:00 p.m. Drop-off hours are from 6:00 a.m. to 8:00 a.m. Pick-up hours are 5:00 p.m. to 6:00 p.m. Monday through Friday. Pick-up and drop-off will use the front parking spaces closest to the residence. In addition, existing exterior downlighting exists and parking per Chapter 30.60 complies on the site plan; however, there is no room for landscaping and screening per Table 30.64-2.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial retail
South	Mid-Intensity Suburban Neighborhood	R-1	Single family residential
East & West	Neighborhood Commercial	R-1	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

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 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 the proposed daycare facility within this existing single family residence is not an appropriate location for this use. A daycare facility located on this parcel can have a significant impact to the immediate area. Staff has concerns about on-site traffic flow and with drop-off. While the existing facility has access to Flamingo Road, which is an arterial street, staff feels this location has the potential for traffic hazards to both customer, staff, and the public. The existing drive aisle is less than the required 24 feet in width, thus vehicular traffic has little room to maneuver safely for ingress/egress traffic flow. A commercial business at this site can impact the existing single family residences in the area. Staff feels this proposed daycare facility will have significant impacts to the immediate area, as it relates to screening and buffering, on-site traffic circulation, required parking and the parcel being able to accommodate the number of students in an efficient manner, staff recommends denial of the use permit.

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.

Waiver of Development Standards #1

Residential conversions to commercial use typically require several waivers of development standards to accommodate a different use on a former residential property. With this request several waivers for landscaping and screening are being proposed by the applicant to mitigate impacts of a commercial business adjacent to existing residential uses. No landscaping is being proposed along Flamingo Road, within the parking areas, and along the side and rear property lines as required by Code. Staff finds the lack of screening and buffering of the parking lot area will adversely impact the surrounding residential area and these waivers are excessive, especially adjacent to existing residential uses. The request does not comply with Urban Specific Policy 32 of the Master Plan which encourages specific buffering between existing residential areas and more intense land use designations.

Waiver of Development Standards #2

The request to reduce the drive aisle width from 24 feet to 21 feet will limit the mobility of the vehicles within the parking and drop-of/pick-up locations. While the reduced width will allow for the applicants to provide requisite on-site parking, staff has concerns with reduced mobility and circulation along Flamingo Road and it will have an impact to both pedestrian safety and traffic flow. Per the submitted plans, the applicant can redesign the interior of the parking lot to accommodate the standard width of a drive aisle per Title 30 or request a waiver to reduce parking on-site to accommodate the proper width as prescribed by Code. Staff cannot support this request due to potential safety concerns.

Waiver of Development Standards #3

Title 30 requires all developments, except for single family residential developments, shall provide interior or exterior enclosures for all refuse containers, compactors, and refuse collection areas per the standard of the local trash service provider. A commercial business usually produces larger amounts of trash, thus, setbacks are a necessity to prevent nuisances with odor and infestation. Staff cannot support this request. Likewise, the existing trash enclosure sits up against the eastern property line, where per Code, must be set back at a minimum of 50 feet.

Design Review

Staff finds the number and types of waivers of development standards requested are excessive and the applicant has not provided sufficient justification or mitigation for these waivers. Therefore, staff cannot support the requested waivers of development standards. In addition, staff finds that the proposed site plan does not present an effective layout, sufficient landscaping, and adequate on-site circulation. Since staff cannot support the waivers of development standards requests, staff cannot support the design review as submitted.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

CONTACT: ADRIAN PLATA, 7180 TOPEKA DRIVE, LAS VEGAS, NV 89147

DRAFT



11/05/2022

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for Waiver of Development Standards and Use permit Operating a Daycare out of a SFR Located at: 4787 E Flamingo Rd. Las Vegas Nv 89121
APN: 161-20-510-063
Zoned: R-1

Presented are plans that include a Site Plan, Floor Plan, Exterior Elevations showing the entire site of an existing Single-Family Residence proposing to operate as a Daycare.

The proposed daycare will have 15 to 17 children, 4 to 5 adults. The hours of operation are 6am to 6pm. Drop off hours are from 6am to 8am. Pickup hours are 5pm-6pm. Pick up and drop off will use the front parking spaces closest to the SFR.

The owner & operator of the daycare will comply with the State of Nevada's requirements as permitted by the size of the property with the appropriate child to student ratio and toys & equipment.

Attached is also a Traffic Study waiver from NDOT

We are requesting for a Waiver of Development standards for Items 1 and 2-4, "must be adjacent to, and accessed from, a collector or arterial street" and "Landscaping and screening per Table 30.64-2."

While the requirements of a Trash enclosure is proposed in the side yard shown on the site plan, Existing exterior downlighting exists, meeting chapter 30.56 and Parking per 30.60 complies on the site plan, there is no room for Landscaping and screening per Table 30.64-2.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

Adrian A. Plata, Residential Designer
Phone: 702.931.9227
Email: adrian@aapRD.com



02/07/23 PC AGENDA SHEET

SPORTING GOODS (FIREARMS)
(TITLE 30)

SUNSET RD/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0678-PFC SUNSET, LLC:

USE PERMIT for a proposed sporting goods (firearms) sales business within a portion of an existing office/warehouse building on a 0.1 acre portion of a 3.8 acre site in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

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

RELATED INFORMATION:

APN:

162-36-410-066

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2950 E. Sunset Road (suite 120)
- Site Acreage: 3.8 (portion)
- Project Type: Retail sales
- Number of Stories: 2
- Square Feet: 400
- Parking Required/Provided: 110/131

Site Plan

The plan depicts an existing commercial and office/warehouse complex consisting of 2 buildings on the subject site. The sporting goods (firearms) sales will occupy a portion of a 4,500 square foot suite within the building in the back of the property. The overall 3.8 acre site is subdivided into 12 condominium units for each individual tenant. The property has 131 parking spaces located on the north and south sides of the buildings and along the east property line. Access to the complex is provided from Sunset Road to the south.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

The plans depict concrete, and stucco finished walls, awnings, and covered aluminum framed windows at the first floor entrances.

Floor Plan

The retail sales of firearms will take place on the first floor of the building at the north entrance in a space of approximately 400 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

PFC Loadout, LLC respectfully requests to obtain a special use permit that allows "firearms sales" at their current location on Sunset Road. PFC Loadout, LLC currently operates a small retail sporting goods business, under a special use permit obtained in 2019 per UC-19-0810. PFC Loadout is a tactical gear shop serving clients attending the training courses, 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.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0810	Proposed retail sales in conjunction with sporting goods that is within the same lease space	Approved by PC	December 2019
ZC-0742-15	Reclassified this site from C-2 to M-D zoning for an office/warehouse complex	Approved by BCC	January 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Office/warehouse development
South	Neighborhood Commercial	C-1	Retail center
East	Business Employment	C-2	Mini warehouse storage
West	Business Employment	C-2	Commercial/office complex

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 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 request is consistent with the Master Plan which encourages opportunities for a mix of appropriate commercial uses. Therefore, staff can support the request.

Department of Aviation

The property lies within the AE-70 (70-75 DNL) noise contour for Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PFC LOADOUT

CONTACT: IAN CROXTON, PFC LOADOUT, LLC, 2960 E. SUNSET ROAD, SUITE 120,
LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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	APP. NUMBER: <u>UC-22-0678</u> DATE FILED: <u>12-12-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1-10-23</u> PC MEETING DATE: <u>2-7-23</u> <u>M.D (AE-65/AE-70)</u> BCC MEETING DATE: _____ <u>Business Employment</u> FEE: <u>\$675.00</u> <u>DG</u>
	PROPERTY OWNER	NAME: <u>PFC Sunset, LLC / Stephen Krystek</u> ADDRESS: <u>2960 E. SUNSET RD., Ste. 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>info@pfcloadout.com</u>
	APPLICANT	NAME: <u>PFC Loadout, LLC / Stephen Krystek</u> ADDRESS: <u>2960 E. Sunset Rd., Ste. 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>725-600-3546</u> CELL: <u>916-807-4776</u> E-MAIL: <u>info@pfcloadout.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Ian Croxton</u> ADDRESS: <u>2960 E. Sunset Rd., Ste. 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>725-600-3546</u> CELL: <u>916-807-4776</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., Ste. 120, Las Vegas, NV 89120

PROJECT DESCRIPTION: Special Use Permit to allow "Sporting Goods-Firearms" Business in M-D zone

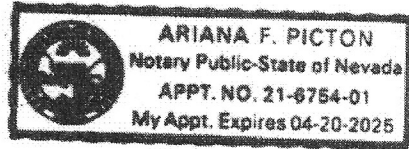
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON October 10, 2022 (DATE)

By Stephen Krystek
 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.

PFC LOADOUT

September 20, 2022

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

UC-22-0678

Reference: Justification Letter for Special Use Permit for APN # 162-36-410-066

To Whom It May Concern:

PFC Loadout, LLC respectfully submits this application to obtain a Special Use Permit that allows a "Sporting Goods – Firearms" business to operate at our current M-D zoned parcel. PFC Loadout, LLC currently operates a small retail sporting goods business, under a Special Use Permit obtained in 2019, inside of the PFC Group of Companies Headquarters (permitted use "Training Facility, Minor"), located at 2960 East Sunset Road, Suite 120, Las Vegas, NV 89120. The retail operation is located on the first floor of the building at the north entrance in a space of approximately 400 square feet. After obtaining our Special Use Permit and Federal Firearms License, we would like to begin offering our retail clients firearms and other regulated items. We will continue to operate within our standard business hours of Monday-Friday from 9:00am-5:00pm. Our building and floorplan will remain unchanged. We will sell firearms over the counter at our "Brick & Mortar" store and online through E-Commerce sites (and shipped to licensed dealers to be legally transferred to the buyer). With this application, we have submitted all pertinent documents required for the issuance of this permit. The addition of firearms to our current product mix will not significantly change the overall traffic to our establishment. As a licensed enterprise in full compliance with all applicable laws and regulations, this project will not have a negative effect on the character of our surrounding neighborhood. Our new use will not adversely affect any adjacent properties, traffic conditions, parking, public improvements, right-of-way, or other matters affecting public health, safety, and general welfare. The proposed use will be adequately served by current public improvements, facilities, and services and will not impose an undue burden. In conclusion, we request this Special Use Permit, as we sincerely believe this proposed use will be in harmony with our neighbors, businesses operating in our vicinity, and our community at large.

Should you have any questions or comments regarding the above-mentioned project, please contact me at info@pfcloadout.com or (725)-600-3546.

Best Regards,



Ian Croxton, Manager
PFC Loadout, LLC

2960 E. Sunset Road, Suite 120, Las Vegas, Nevada 89120
725.600.3546 Email info@pfcloadout.com

02/07/23 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

GATEWAY RD/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0688-CENTER FOR SPIRITUAL LIVING:

USE PERMIT for a place of worship in conjunction with an office complex on a portion of 4.1 acres in a CRT (Commercial Residential Transitional) Zone within the Russell Road Transition Corridor Overlay.

Generally located on the north side of Russell Road and the west side of Gateway Road within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-30-816-002; 161-30-816-003 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4080 Russell Road
- Site Acreage: 4.1 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 5,135
- Parking Required/Provided: 194/195

Site Plan

The plan depicts a place of worship in Building 2 of the Russell Gateway Professional Center located at the southeast corner of the property. The office center includes 194 parking spaces with driveway access from the central part of the property at Russell Road. The applicant has provided a shared parking schedule for the property that shows maximum capacity taking place on weekends between 7:00 a.m. and 6:00 p.m. The shared parking schedule shows adequate parking at maximum capacity during the weekends. The maximum amount of parking needed during peak hours on weekdays will be approximately 178 parking spaces out of 195 available parking spaces.

Landscaping

The office complex has existing landscaping on the perimeter, including sidewalks along Russell Road, Gateway Road, and Annie Oakley Drive. An existing landscape strip is located on the north property line adjacent to the existing single family residential properties. Landscaping is provided with the existing interior parking lot.

Elevations

The elevations and photographs show an existing office building with numerous aluminum frame windows on each face, stucco siding, stone veneer, and tile roof. The primary entrance is located on the west side of the building, facing the parking lot.

Floor Plans

The plans depict a foyer entrance, offices, an accessory bookstore space, conference rooms, restrooms, office space, and accessory classroom spaces surrounding an assembly area and stage. The assembly area does not have fixed seating.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a place of worship from a 5,135 square foot office building within an office complex located at the northwest corner of Russell Road and Gateway Road. The property has adequate parking for weekend operations and very limited weekday operation. There are no changes proposed to the existing building, parking, or landscaping. The assembly area and stage do not have fixed seating and is approximately 1,533 square feet in area. The peak hours of operation will be on weekends from 7:00 a.m. to 6:00 p.m. with approximately 52 parking spaces required for the use.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to du/ac)	R-E	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) and Public Use	R-E	Single family residential & power substation
East	Neighborhood Commercial	R-E	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

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 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 unit where the place of worship is to be located backs up to Gateway Road (with no access to Gateway Road) and the residential development to the east has a planned land use designation of neighborhood commercial. In addition, the complex provides sufficient parking to accommodate the place of worship with parking centrally located and buffered from surrounding residential development by buildings. Staff finds that the use is appropriate and will not create any undesirable condition in the neighborhood and is consistent with the Master Plan Policy WP-3.1: Adaptive Reuse; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: CENTER FOR SPIRITUAL LIVING GREATER LAS VEGAS

CONTACT: LUIS FLORES PAZ, 10438 SKY GATE STREET, LAS VEGAS, NV 89178



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <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) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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 APP. NUMBER: <u>UC-22-0688</u> DATE FILED: <u>12-13-2022</u> PLANNER ASSIGNED: <u>888</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1-10-2023</u> PC MEETING DATE: <u>2-7-2023</u> BCC MEETING DATE: _____ FEE: <u>#675</u>
	PROPERTY OWNER NAME: <u>CENTER FOR SPIRITUAL LIVING GRATER LAS VEGAS</u> ADDRESS: <u>4080 E. Russell Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 739-8200</u> CELL: _____ E-MAIL: <u>ADMIN@CSLGLV.ORG</u>
	APPLICANT NAME: <u>CENTER FOR SPIRITUAL LIVING GRATER LAS VEGAS</u> ADDRESS: <u>4080 E. Russell Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 739-8200</u> CELL: _____ E-MAIL: <u>ADMIN@CSLGLV.ORG</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LJ ARCHITECTURE AND PLANNING</u> ADDRESS: <u>10438 Sky Gate Street.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>(702) 287-1744</u> CELL: <u>(702) 287-1744</u> E-MAIL: <u>luis@ljarchitectural.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-30-816-003

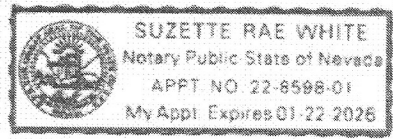
PROPERTY ADDRESS and/or CROSS STREETS: 4080 E. RUSSELL RD. LAS VEGAS, NV 89120

PROJECT DESCRIPTION: SPECIAL USE PERMIT APPLICATION FOR THE T.I. OF A PLACE OF WORDSHIP IN AN EXTG. BUILDING SHEEL (AREA= 5,135 SF.)

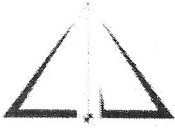
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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
 SIGNED AND SWORN BEFORE ME, ON 11th Day of June 2022 (DATE)
 BY Suzette R. White
 NOTARY PUBLIC: 22-8598-01

Center for Spiritual Living Greater Las Vegas
Mearlon Hart - Secretary of the Leadership Council
 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.



LJ ARCHITECTURE & PLANNING

10438 Sky Gate Street, Las Vegas, NV 89178
Tel: 702.287.1744 | Fax: 702.951.0220 | luj@ljarchitectural.com

UC 22-0688

June 15, 2022

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-1841

PLANNER COPY

RE: **PARCEL#: 161-30-816-001**
Center For Spiritual Living (Place Of Religious Worship)
4080 e. Russell Rd. Las Vegas NV 89120

To Whom It May Concern:

The proposed project consists in a 5,025 Sf. Net Tenant Improvement area on an existing (1) story wood framed Building Shell of 5,135 Sf. Gross Area. The proposed use it will be a Place of Religious Worship that requires a Special Use Permit. Existing building elevations and landscape will remain as it is.

Parking Analysis below show compliance with the required number of parking spaces for the special use (Place of Religious Worship).

BUILDING # 2)
PLACE OF RELIGIOUS WORSHIP

• 10, 1,000
5,135 / 1,000 x 10 = 52 PARKING SPACES

BUILDINGS #1, 3, 4, 5, 6, 7)
OFFICE AND FINANCIAL SERVICES
RETAIL USES, PERSONAL SERVICES, BANQUET FACILITIES,
AUCTIONS
SHOWROOMS IN CONJUNCTION WITH RETAIL USES,
APPLIANCE
REPAIR SHOPS AND AMUSEMENT ARCADES
FOODERY STORES, CONVENIENCE MARKETS

• 4, 1,000 SF
48,608 (BLOGS 1, 3, 4, 5, 6, 7) =
48,608 - 5,135 SF = 43,373 SF
43,373 / 1,000 x 4 = 175 PARKING SPACES

TABLE 30.60.3 SHARED PARKING SCHEDULE

GENERAL LAND USE CLASSIFICATION	WEEKDAYS			WEEKENDS		
	MID - 7AM	7AM - 6PM	6PM - MID	MID - 7AM	7AM - 6PM	6PM - MID
(BUILDINGS #1, 3, 4, 5, 6, 7)	5% 175 x 0.05 = 9	100% 175 x 1.00 = 175	5% 175 x 0.05 = 9	0% 175 x 0.00 = 0	50% 175 x 0.50 = 100	10% 175 x 0.10 = 18
PLACE OF RELIGIOUS WORSHIP (BUILDING #2)	0% 52 x 0.00 = 0	5% 52 x 0.05 = 3	20% 52 x 0.20 = 11	0% 52 x 0.00 = 0	100% 52 x 1.00 = 52	40% 52 x 0.40 = 21
TOTAL PARKING REQUIREMENT FOR EACH TIME PERIOD	9	178	20	0	152	39

TOTAL MAXIMUM NUMBER OF PARKING REQUIREMENT PER SHARING PARKING SCHEDULE = 178 STALLS
EXISTING NUMBER OF PARKING STALLS = 185 STALLS

The proposed Place of Religious Worship will be a good addition to the area. Attending church regularly has mental health benefits, people attending to church have less anxiety, worries, and fears. The church is a great place to learn leadership skills and to practice what you're learning among a forgiving body, and allow us to be in a community serving our community.

Thank in advance for your attention to this application. Please do not hesitate to contact me for any questions you may have

EASEMENTS
(TITLE 30)

RUSSELL RD/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0658-LEE A & A FAMILY LIMITED PARTNERSHIP:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Polaris Avenue and Century Park Drive within Paradise (description on file). MN/bb/ja (For possible action)

RELATED INFORMATION:

APN:

162-32-111-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is proposing to vacate an existing driveway easement along Polaris Avenue, on the northern portion of the site. The property is being developed in a way that does not require the existing driveway easement. The existing driveway and easement at the south side of the property will be used for access.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0110	Modified restaurant and increased finished grade	Approved by BCC	May 2021
UC-20-0462	Restaurant with drive-thru and reduced landscaping	Approved by BCC	December 2020
ADR-20-900253	Temporary parking lot	Approved by ZA	May 2020
ZC-1857-93	Reclassified the site and surrounding parcels to H-1 zoning for a hotel project	Approved by BCC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Allegiant Stadium

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Entertainment Mixed-Use	H-1	Hotels
West	Entertainment Mixed-Use	M-1	Gasoline station, convenience store, & warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The existing driveway easement along the west side of the property is no longer needed for access under the current development plan for this property.

Public Works - Development Review

Staff has no objection to the vacation of the curb return driveway easement since the driveway is being removed and replaced with full off-site improvements.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Grant pedestrian access, utility, and traffic control easements over the portion previously dedicated for highway purposes in deed 920519:00170;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IN-N-OUT BURGER, A CALIFORNIA CORPORATION

CONTACT: THOMAS ACKERET, KIMLEY-HORN & ASSOCIATES INC., 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-22-0658</u>	DATE FILED: <u>11-29-2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>888</u>	TAB/CAC DATE: <u>1-10-2023</u>
			TAB/CAC: <u>Paradise</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>2-8-2023</u>	
		FEE: <u>\$875</u>		

PROPERTY OWNER	NAME: <u>A&A Lee Family Limited Partnership</u>
	ADDRESS: <u>P.O. Box 27487</u>
	CITY: <u>San Francisco</u> STATE: <u>CA</u> ZIP: <u>94217</u>
	TELEPHONE: <u>415-990-8245</u> CELL: _____
	E-MAIL: <u>leehiga@yahoo.com</u>

APPLICANT	NAME: <u>In-N-Out Burger, a California corporation</u>
	ADDRESS: <u>13502 Hamburger Lane</u>
	CITY: <u>Baldwin Park</u> STATE: <u>CA</u> ZIP: <u>91706</u>
	TELEPHONE: <u>626 813 8279</u> CELL: <u>626 260 2937</u> *
	E-MAIL: <u>ksanchez@innout.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Aaron D. Pellow/Thomas Ackeret, MSL Engineering C/O Kimley-Horn</u>
	ADDRESS: <u>301 North San Dimas Avenue</u>
	CITY: <u>San Dimas</u> STATE: <u>CA</u> ZIP: <u>91773</u>
	TELEPHONE: <u>702-862-3608</u> CELL: <u>702-978-9103</u>
	E-MAIL: <u>thomas.ackeret@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-32-111-002

PROPERTY ADDRESS and/or CROSS STREETS: 3397 W. Russell Road, Las Vegas Area of Clark County, 89118
Southeast corner of Russell Road and Polaris Avenue

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.

<u>Kai Man Lee</u>	<u>KAI MAN LEE</u>
Property Owner (Signature)*	Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 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.

APR-22-100125



VS-22-0658

10-03-2022

MSL JN 20036
Page 1 of 1

Department of Public Works
Clark County, NV
500 S Grand Central Parkway
Las Vegas NV 89155-4000

RE: Justification Letter for 3397 W. Russell Road Vacation of Driveway Easement

On behalf of the property owner and developer of 3397 W. Russell Road, this justification letter is provided to support an application for the vacation of an existing driveway easement located on the property. The justification for this vacation request is that the land is proposed to be developed in a manner that will not make use of a driveway at this location. An existing driveway and driveway easement to the south will be utilized for the project, as shown on the supporting Site Plan, therefore the easement is no longer needed due to the redesign of the site.

Sincerely,

Aaron Pellow, P.E.
Vice President, Principal Engineer

MSL Engineering, Inc.
301 North San Dimas Avenue
San Dimas, CA 91773
Tel: 909-305-2395 Fax: 909-305-2397
Cell: 626-327-6399
MSL JN 20036

PLANNER
COPY

MAINTENANCE & DISTRIBUTION FACILITY
(TITLE 30)

SPENCER ST/JOEL ALLER DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0667-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.
DESIGN REVIEWS for the following: 1) central maintenance and distribution facility at the Harry Reid International Airport; and 2) finished grade on a 16.8 acre portion of a 72.0 acre site in a P-F (Public Facility) (AE-60 & AE-65) Zone.

Generally located on the west side of Spencer Street and the north and south sides of Joel Aller Drive within Paradise. JG/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-35-101-022 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the approach distance from a driveway to an intersection along Spencer Street to 126 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 16% reduction).
- b. Reduce various throat depths for driveways along Landing Strip Avenue, Spencer Street, and Joel Aller Drive to a minimum of 9 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 91% reduction).

DESIGN REVIEWS:

1. Central maintenance and distribution facility at the Harry Reid International Airport.
2. Increase finished grade to 48 inches (4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5875 Spencer Street
- Site Acreage: 16.8 (portion)
- Project Type: Central maintenance and distribution facility
- Building Height (feet): Up to 36

- Square Feet: 193,490
- Parking Provided: 819

Site Plans

The plans depict a 193,490 square foot maintenance and distribution facility at the Harry Reid International Airport. Portions of project include property that has been cleared of existing buildings years ago, in preparation of this new construction. The scope of this project includes the demolition of an existing building and construction of 5 new buildings. The new buildings are bounded to the south and west by existing concrete tarmacs and a central utility plant with administrative services and Spencer Street alignment on the east. The proposed buildings will consist of the following: a new center distribution warehouse, a consolidated maintenance facility with workshops, a vehicle maintenance shop, a vehicle wash, and a fuel dispensing island. Access to the site is provided by private driveways on Spencer Street, Joel Aller Drive, and Landing Strip Avenue. This request also includes waivers for approach distance to an intersection and the reduction of driveway throat depths. There are 8 proposed driveways along the private streets that range in depth from 9 feet to 30 feet.

This project will have multiple phases so that existing uses throughout the airport grounds can eventually be moved to the new facility. In the first phase, a portion of property that has been previously used for a construction staging and temporary parking area, will be rebuilt into a new employee parking lot on the corner of Spencer Street and Joel Aller Drive. The second phase will remove an existing employee parking lot south of Joel Aller Drive, so that a new distribution warehouse may be built in Phase 3. When the new warehouse is complete, the existing warehouse operation will be relocated into the new facility in Phase 4. In Phase 5, the demolition of the existing warehouse building on-site will take place, and Phase 6 will consist of construction of the new consolidated maintenance facility, carwash, and fuel dispensing island.

Landscaping

New landscape planters with an attached sidewalk are shown adjacent to all private streets. The landscape areas are 6 feet to 20 feet wide. Interior to the site, landscaping is distributed throughout the parking lots and around portions of the building footprint. Additionally, the project provides security fencing that is 9 feet in height around portions of the project site.

Elevations

The buildings range in height from 19 feet to 36 feet. The 2 larger buildings (distribution warehouse and the central maintenance facility) will consist of concrete tilt-up panels, horizontal reveal lines with color changes, glass store front window systems, and roll-up doors on most elevations. The vehicle maintenance building will also consist of concrete tilt-up panels, horizontal reveal lines with color changes, and roll-up doors on most elevations. The carwash consists of decorative CMU block, and the fuel canopy will be painted to match the remaining portions of the development.

Floor Plans

The plans depict the distribution warehouse will be 78,500 square feet and consist of a large open warehouse area, staging rooms, offices, and restrooms. The maintenance facility will be 92,705 square feet and consist of various workshop rooms, briefing rooms, conference rooms,

offices, locker room, restrooms, and an airfield storage area. The vehicle maintenance shop will be 9,900 square feet and consist of maintenance stalls, storage rooms, office, locker rooms, and restrooms. The vehicle wash will be 955 square feet and consist of a single wash tunnel and a fuel storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the proposed central maintenance and distribution facility project is integral to the Department of Aviation's efforts to maximize Harry Reid International Airport's use and will dramatically increase in the efficiency of the Aviation's maintenance and warehousing operations. Furthermore, they believe that the use, density, and intensity of this project will be compatible with existing and planned uses in the area. Additionally, the proposed buildings' scale, site design and building masses are compatible with adjacent uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Public Use	P-F	Various airport uses & structures associated with the Harry Reid International Airport
East	Business Employment	M-D	Office/warehouse complex

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.

Design Review #1

In the P-F zoning district, the on-site development standards are established with the approved plans. This proposal meets most County policies which promote the efficient use of public services and facilities in an effort for the betterment of the community. Furthermore, staff finds that the proposed project is of similar scale and intensity with the surrounding area. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced approach distance and the reduced throat depths. The streets are owned and maintained by the Department of Aviation and used primarily for access to airport operations.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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 Harry Reid 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 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 the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Comply with approved drainage study PW19-10088.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0476-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPARTMENT OF AVIATION

**CONTACT: SARA RIND, SIMPSON COULTER STUDIO, 151 E. WARM SPRINGS RD.,
LAS VEGAS, NV 89119**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

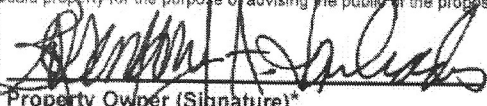
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <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 APP. NUMBER: <u>DR-22-0667</u> DATE FILED: <u>12/7/22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1/10/23</u> PC MEETING DATE: <u>2/7/23</u> P.F/AE: <u>60</u> BCC MEETING DATE: _____ Public Use FEE: <u>-waived-</u>
	PROPERTY OWNER NAME: <u>Clark County Department of Aviation</u> ADDRESS: <u>P.O. Box 11005</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111</u> TELEPHONE: <u>(702)261-4525</u> CELL: _____ E-MAIL: <u>rosemaryv@lasairport.com</u>
	APPLICANT NAME: <u>Clark County Department of Aviation</u> ADDRESS: <u>P.O. Box 1105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 261-4525</u> CELL: _____ E-MAIL: <u>rosemaryv@lasairport.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sara Rind</u> ADDRESS: <u>151 E. Warm Springs Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)435-1150</u> CELL: <u>(702)610-4369</u> E-MAIL: <u>srind@simpsoncouler.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-35-101-022

PROPERTY ADDRESS and/or CROSS STREETS: 5875 Spencer St, Las Vegas, NV 89119

PROJECT DESCRIPTION: Demolition of existing Distribution Facility, and build new Distribution & Maintenance Facility on the property at LAS Airport

(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.

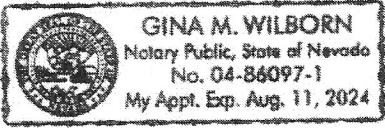

 Property Owner (Signature)*

Rosemary A. Vassiliadis, Director of Aviation
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 30, 2022 (DATE)

By Rosemary A. Vassiliadis
 NOTARY PUBLIC: Gina M. Wilborn



*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.

November 4, 2022

Project: **CENTRAL MAINTENANCE AND DISTRIBUTION FACILITY**
Owner: Department of Aviation, Clark County, Nevada
Location: Harry Reid International Airport
RE: **JUSTIFICATION LETTER**

DR-22-0667

To whom it may concern...

DESIGN REVIEW:

The proposed Central Maintenance and Distribution Facility project is integral to the Department of Aviation's ("CCDOA's") efforts to "maximize" Harry Reid International Airport's use and will dramatically increase in the efficiency of CCDOA's maintenance and warehousing operations. The project includes the reuse of existing property that has been cleared of existing buildings years ago, in preparation of this new construction. The demolition of an existing building and construction of five new buildings includes a new central distribution warehouse, a consolidated maintenance facility with workshops, a vehicle maintenance shop, a carwash, and a fuel dispensing island. The new buildings will be located adjacent to existing airport utility, service, and administrative offices. Efficiency is the very heart of the design of these new buildings and will result in improvements to Harry Reid's use and operations now and for years to come.

We believe that the use, density, and intensity of this project will be compatible with existing and planned uses in the area. We do not believe that there will be an adverse effect on public facilities and services as we will re-use public facilities and services already being used by this portion of the property. We believe this project is in compliance with Title 30, site planning and long-range planning. The proposed buildings' scale, site design and building masses are compatible with adjacent uses. All mechanical units will be screened from view by building parapet walls.

This project will have (6) six phases so that existing uses can be moved to the new facilities, then when existing portions are vacated, demolition can begin on the next phase. In the first phase, an existing portion of property that has been previously used as a construction staging and temporary parking area on the corner of Joel Aller Dr. & Spencer St., will be rebuilt into a new employee parking lot. The second phase will remove the existing employee parking lot south of Joel Aller Dr. near the main gate, so that the new warehouse may be built in phase three. When the new warehouse is complete, the existing warehouse operations will be relocated into the new warehouse in phase four. Phase five will demolish the existing warehouse and phase six will build the new maintenance, vehicle maintenance, carwash, and fuel dispensing island in its place.

The new central distribution warehouse will provide approximately 78,500 square-feet of storage and administration offices, and will feature cutting-edge automated material receipt, storage, and issuing operations equipment. The new vehicle maintenance building will provide approximately 9,900 square-feet with new repair bays and parts storage.

The existing maintenance shops are scattered throughout the airport campus, considerably far from the existing warehouse facility. The new maintenance building will reduce those existing maintenance shops, from just over 124,000 square-feet of "scattered" space down to approximately 92,705 square-feet of new space. Shops that currently have their own separate space will now share lockers, restrooms, briefing rooms, and break rooms. The laundry operation associated with uniform cleaning and distribution will also be consolidated into the new maintenance building. The employee entry will feature space enough for future employee screening and other elements that will improve airport security.

The new maintenance building will also free-up space throughout the Harry Reid International Airport campus to help accommodate future growth and provide options to "maximize" LAS's use and operations. The existing shops located on approximately 14 acres at the northeast end of the 19L/1R runway will be vacated, improving options for future development to support airport operations. The new central distribution warehouse and maintenance buildings will free-up approximately 200 airside and 400 landside parking spaces, providing additional space for future growth. Approximately 74,000 square-feet of the existing 124,000 square-feet of space to be vacated by the maintenance, is currently considered to be "leasable."

With this design review, we respectfully request to provide a site grading maximum fill of 4.0-feet in the area around the loading dock of the new central distribution warehouse and 3.4-feet at the new vehicle maintenance building. The main reason is to have a 4-foot high loading dock on the north side of the central distribution warehouse while keeping a single finish floor elevation for over 650-feet and maintaining positive drainage away from the proposed buildings to existing grades on the south and west sides of the building. If the finish floor is lowered to minimize fill, the proposed storm drain catch basins for the four-foot high docks on the south side of the central distribution building will not be able to connect to the existing storm drain network. This solution provides an integrated approach with existing site amenities and the proposed new development.

WAIVER REQUESTS:

We respectfully request a waiver to the Uniform Standard Drawing 222.1, Commercial & Multi-Family Driveway Geometrics, for the following conditions. All roadways and new driveways accessing the project site are located within the CCDOA property and driveways connect to private roads and the majority of traffic is employee traffic. Refer to the site plan for driveway numbers referenced for each location.

1. NEW DRIVEWAY 01

We respectfully request that the minimum throat depth of 100'-0" be reduced to 30'-1" at the new employee parking lot due to space restrictions in the available parking area within existing surrounding roads and buildings. This driveway acts as an access aisle, with no parking stalls along it, to distribute parking into parking aisles running perpendicular to this driveway.

2. NEW DRIVEWAY 02, Item A

We respectfully request that the minimum throat depth of 100'-0" be reduced to 9'-10" at the new employee parking lot due to space restrictions in the available parking area within existing surrounding roads and buildings. This is a secondary driveway to the parking area to improve flow in and out from the surrounding roadways. If a 100'-0" throat depth was provided, it would restrict flow by creating dead-end aisles and remove over 16 parking stalls.

3. NEW DRIVEWAY 02, Item B

- We respectfully request that the minimum approach length from an intersection of 150'-0" be reduced to 126'-11" due to existing length between Landing Strip Ave. and Joel Aller Dr., as well as existing utilities located on Spencer St.
- The northwest curb of that intersection has an existing radius exceeding 49-feet, which contributes to the reduced separation of the linear curb length. The proposed driveway location is set south of an existing streetlight and maintains a longer driveway approach distance from the intersection to the north.
- With these factors, we believe that this length will have little to no impact on traffic when exiting the parking lot onto Spencer Street. Traffic flow will be south bound on Spencer Street during the beginning of shift and north bound on Spencer Street at the end of shift. Traffic exiting this driveway south bound will meet little to no traffic within the airport property.

4. NEW DRIVEWAY 03

We respectfully request that the minimum throat depth of 100'-0" be reduced to 9'-6" at the new parking lot due to space restrictions between the public side of the development at the secure fence and building line separation to the 'airside' of the development. Multiple points of entry and egress from this parking area are provided around the perimeter, accessing both Spencer St. and Joel Aller Dr. This driveway also acts as an access aisle, with no parking stalls along it, to distribute parking into parking aisles running perpendicular to this driveway.

5. NEW DRIVEWAY 04

We respectfully request that the minimum throat depth of 100'-0" be reduced to 9'-7" at the new parking lot due to space restrictions between the public side of the development at the secure fence and building line separation to the 'airside' of the development. Multiple points of entry and egress from this parking area are provided around the perimeter, accessing both Spencer St. and Joel Aller Dr. This driveway also acts as an access aisle, with no parking stalls along it, to distribute parking into parking aisles running perpendicular to this driveway and provides access to the Vehicle Maintenance work bays.

6. NEW DRIVEWAY 05

We respectfully request that the minimum throat depth of 100'-0" be reduced to 10'-5" at the new fleet maintenance parking lot due to space restrictions between the public side of the development at the secure fence and building line separation to the 'airside' of the development. This driveway also provides access to the vehicle maintenance work bays, so larger turning radii are provided at the driveway for increased accessibility for larger vehicles.

7. NEW DRIVEWAY 06

We respectfully request that the minimum throat depth of 100'-0" be reduced to 15'-3" at the new parking lot due to space restrictions between the public side of the development at the secure fence and building line separation to the 'airside' of the development. Multiple points of entry and egress from this parking area are provided around the perimeter, accessing both Spencer St. and Joel Aller Dr. This driveway also acts as an access aisle, with no parking stalls along it, to distribute parking into parking aisles running perpendicular to this driveway.

8. EXISTING DRIVEWAY 07

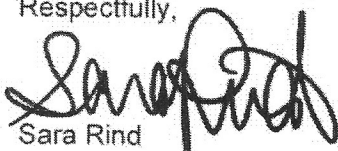
We respectfully request that the minimum throat depth of 100'-0" be reduced to 10'-1" at the new parking lot due to space restrictions between the public side of the development at the secure fence and building line separation to the 'airside' of the development. This is an existing driveway and adding additional throat depth will decrease the maneuverability of tractor trailers exiting the complex. The central distribution warehouse's loading dock is laid out such that tractor trailers enter from the new driveway 08 and will exit toward this existing driveway.

9. NEW DRIVEWAY 08

We respectfully request that the minimum throat depth of 100'-0" be reduced to 10'-6" at the new parking lot due to space restrictions between the public side of the development at the secure fence and building line separation to the 'airside' of the development. This driveway acts as access to the central distribution warehouse's loading dock, increasing maneuverability of tractor trailers entering the area.

Please contact us if you should have any questions or if we need to review any aspects of this scope.

Respectfully,



Sara Rind
Project Manager

UPDATE

RESORT HOTEL
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:

HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.

DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file.

Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-002; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002; 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001

USE PERMITS:

1. Allow an expansion of the Gaming Enterprise Overlay District.
2. Allow a resort hotel/casino consisting of 2,700 hotel rooms.
3. Allow 1,120 resort condominiums.
4. Allow public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures.
5. Increase the height of high-rise towers to 590 feet where 100 feet is the standard (a 490% reduction).
6. Allow all associated accessory and incidental commercial uses, buildings, and structures.
7. Allow for deviations from development standards.

DEVIATIONS:

1. Permit encroachment into airspace.
2. Reduce the number of loading spaces from 39 spaces to 7 spaces.
3. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3355 Spring Mountain Road
- Site Acreage: 33.5
- Project Type: Resort hotel

History

The original approval had deviation #1 (reduce the 1:3 height setback ratio from Spring Mountain Road) withdrawn. The numbering of the deviations has changed. Also, during the last extension of time application, the design reviews for the project were withdrawn.

Previous Conditions of Approval

Listed below are the approved conditions for (ET-18-400166) ZC-0425-07:

Current Planning

- Until July 18, 2021 to complete.
- 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; 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

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0035-16):

Current Planning

- Until July 18, 2018 to complete.
- Applicant is advised that the application is subject to a Development Agreement and conditions of the original application (ZC-0425-07); 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

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0046-13):

Current Planning

- Until July 18, 2016 to complete.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; there is an existing public 15 inch sanitary sewer line on the property adjacent to Highland Drive; applicant is required to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement, CCWRD must have 24 hour access to maintain public sewer lines; applicant may propose relocation of the public sewer at his expense, maintaining flow capacity and meeting all CCWRD design standards; and that CCWRD has no exception to the requested extension of time.

Listed below are the approved conditions for ZC-0425-07 (ET-0070-10):

Current Planning

- Until July 18, 2013 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that the application is subject to a Development Agreement; conditions of approval of the original application ZC-0425-07; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Design review as a public hearing for the tower buildings in the northwest corner of the site;
- Pedestrian realm to be provided per plans on file;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial

of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Compliance with Development Agreement with Clark County;
- Dedication of additional right-of-way to complete a 60 foot half street width on Spring Mountain Road;
- Construct full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications required for construction of turning lanes for Spring Mountain Road and Polaris Street, b) dedication of right-of-way for bus turnout relocation and/or passenger loading/shelter areas in accordance with Regional Transportation Commission standards, c) minimum required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, d) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable;
- Reconstruct any unused driveways with full off-sites;
- Driveway widths and locations to be approved by Clark County Civil Engineering Division;
- Nevada Department of Transportation approval.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- 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.
- 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.

Applicant's Justification

The applicant states that the property was recently acquired by the current property owner and needs additional time to determine optimal feasibility of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1 & H-1	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	H-1	Retail & office spaces
East	Entertainment Mixed-Use	M-1	Industrial buildings
West	Entertainment Mixed-Use	M-1 & H-1 (under ROI)	Vehicle repair & industrial buildings

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 approval of the original zone change in July 2007 there have been no technical studies submitted to Clark County for review. The application has been extended 4 times; once in June 2010 with ZC-0425-07 (ET-0070-10), once in July 2013 with ZC-0425-07 (ET-0046-13), once in May 2016 with ZC-0245-07 (ET-0035-16) and the most recent in September 2018 with ET-18-400166 (ZC-0425-07). During the last extension of time, staff indicated there is an expectation for progress to provide technical studies or complete the required Development Agreement. Since no progress has been made, staff cannot support the request to extend this application.

Department of Aviation

The development still penetrates the 100:1 notification airspace surface for Harry Reid 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.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- **Until September 5, 2024 to complete.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited;** the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Compliance with previous conditions.

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;
- 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 and is still valid.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: October 6, 2021 – HELD – To 04/06/22 – per the applicant.

COUNTY COMMISSION ACTION: April 6, 2022 – HELD – To 08/03/22 – per the applicant.

COUNTY COMMISSION ACTION: August 3, 2022 – HELD – To 02/08/23 – per the applicant.

APPLICANT: PACIFIC PLACE SITE, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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