



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 31, 2023

7:00pm

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: Susan Philipp-Chair
Katlyn Cunningham-Vice Chair
John Williams
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 January 10, 2023. (For possible action)
- IV. Approval of the Agenda for January 31, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
 1. Review the Paradise TAB Bylaws
- VI. 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 2/7/23**
 2. **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 2/7/23**
 3. **VS-22-0701-RMMJ, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Reno Avenue located between Maryland Parkway and Escondido Street within Paradise (description on file). JG/sd/syp (For possible action) **PC 2/21/23**
 4. **WS-22-0706-DAGLEY REVOCABLE LIVING TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Portabello Road, 40 feet west of Jefferys Street within Paradise. TS/sd/syp (For possible action) **PC 2/21/23**
 5. **ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; and 2) increase density.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking lot landscaping.
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action) **BCC 2/22/23**

VII. General Business (for possible action)

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: February 14, 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

January 10, 2023

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair **PRESENT**
John Williams -**PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **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
- Steve DeMerritt; Planning, Blanca Vazquez, Community Liaison
- Meeting was called to order by Chair Williams, at 7:00 p.m.
- II. Public Comment:
None
- III. Approval of December 27, 2022 Minutes
- Moved by: Cunningham**
Action: Approve as submitted
Vote: 5-0 Unanimous
- Approval of Agenda for January 10, 2023
- Moved by: Philipp**
Action: Approve holding item's #1, #6, #8
Vote: 5-0 Unanimous
- IV. Informational Items (For Discussion only)
None
- V. Planning & 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**

Held per applicant, return to the January 31, 2023 Paradise TAB meeting

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**

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

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**

Held per applicant, return to the February 14, 2023 Paradise TAB meeting

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**

MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous
Swartzlander abstained from comment and vote

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**

MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

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**

Held per applicant, return to the February 14, 2023 Paradise TAB meeting

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**

MOVED BY- Cunningham
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

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**

Held per applicant, return to the July 11, 2023 Paradise TAB meeting

VI. General Business (for possible action)

1. Board review and approve TAB meeting calendar (for possible action)

MOVED BY- Philipp
Cancel the 12/26/17 meeting
APPROVE- All other dates as submitted
VOTE: 5-0 Unanimous

2. Elect a new Chair and Vice Chair

MOVED BY-Williams
Appoint- Philipp Chair, Cunningham Vice-Chair
VOTE: 5-0 Unanimous

VII. Public Comment

Neighbors expressed concerns about the homelessness, crime, drug use in the Paradise Park area, Willow Street, University Ave. Calls to 311 going unanswered, no help from Police Department, feeling like the County is failing the neighborhood. Wanting help from the County to help fix the declining neighborhood.

VIII. Next Meeting Date

The next regular meeting will be January 31, 2023

IX. Adjournment

The meeting was adjourned at 8:20 p.m.

DRAFT

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; 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.

PLANNING COMMISSION ACTION: January 17, 2023 – HELD – To 02/07/23 – per the applicant.

APPLICANT: CAPSTONE CHRISTIAN ACADEMY

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

DRAFT

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>898</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>\$975</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>	KAI MAN LEE
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

2

02/21/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

RENO AVE/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0701-RMMJ, LLC:

VACATE AND ABANDON a portion of a right-of-way being Reno Avenue located between Maryland Parkway and Escondido Street within Paradise (description on file). JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-26-210-015

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict an existing right-of-way containing 675 square feet along Reno Avenue. The most easterly driveway on the subject site is proposed to be removed and the most westerly driveway is proposed to be revised to a commercial pan driveway for emergency access only. The applicant respectfully requests to vacate the driveway that was dedicated for these 2 driveways as it will no longer be needed with the proposed development. The approved plans depict a mini-warehouse building that will be an expansion of an existing mini-warehouse building located on the adjacent parcel to the east. Access to the property is from Reno Avenue and Maryland Parkway and shows access aisles around the buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900378	Expansion of an existing mini-warehouse facility	Approved by ZA	June 2022
DR-0920-14	Mini-warehouse facility with manager's unit	Approved by PC	January 2015
UC-0147-12	Use permit with a design review for a communication tower	Approved by PC	May 2012
WS-0710-04	Reduced setbacks and separation for an additional freestanding sign	Approved by PC	June 2004
ZC-2171-98	Reclassified to C-2 zoning	Approved by BCC	August 1998

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of the right-of-way for the driveways. Since the driveways will be removed, there is no need for the right-of-way.

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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RMMJ, LLC

CONTACT: ALEXIS HARRIS, 520 S. 4TH STREET, 2ND FLOOR, LAS VEGAS, NV 89101



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0701</u> DATE FILED: <u>12/27/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1/31/23</u> PC MEETING DATE: <u>2/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 875</u>
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PROPERTY OWNER	NAME: <u>RMMJ LLC</u> ADDRESS: <u>4200 Spring Mountain</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>MarshallH@nedco.com</u>
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APPLICANT	NAME: <u>RMMJ LLC</u> ADDRESS: <u>4200 Spring Mountain</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>MarshallH@nedco.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>
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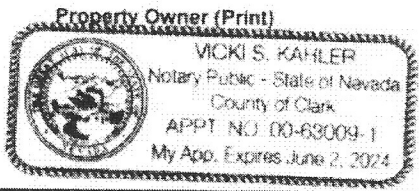
ASSESSOR'S PARCEL NUMBER(S): 162-26-210-015

PROPERTY ADDRESS and/or CROSS STREETS: Maryland Parkway & Reno Avenue

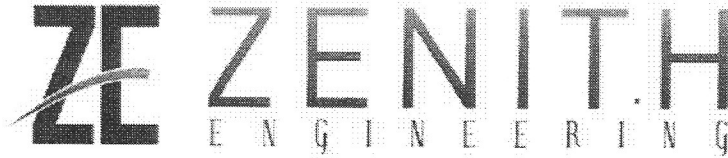
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to make this application under Clark County Code, that the information on the attached legal description, all plans, and drawings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

Marshall Hunt, Mgr RMMJ, LLC
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 2/21/23 (DATE)
 By: Marshall Hunt
 NOTARY PUBLIC: VICKI S. KAHLER

Marshall Hunt
 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.



August 23, 2022

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

**Re: Storage and Maryland and Reno, Zenith Project No. 221015
Right-of-Way Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by RMMJ LLC to assist in filing a vacation application to vacate existing Right-of-Way associated with property located on Reno Avenue, east of Maryland Parkway (Assessor's Parcel Number 162-26-210-015).

This project site currently has two existing curb return driveways on Reno Avenue, for which right-of-way has been dedicated. As part of this project, the most easterly driveway on the subject site is proposed to be removed and the most westerly driveway is proposed to be revised to a commercial pan driveway for emergency access only. Public Works has reviewed our application and requested that we request to vacate the right-of-way associated with these two driveways. We respectfully request to vacate the driveway that was dedicated for these two driveways as it will no longer be needed with the proposed development.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julie Izzolo', is written over a horizontal line.

Julie Izzolo, PE
Principal

02/21/23 PC AGENDA SHEET

HARDSCAPE
(TITLE 30)

JEFFERYS ST/PORTABELLO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0706-DAGLEY REVOCABLE LIVING TRUST:

WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Portabello Road, 40 feet west of Jefferys Street within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-14-813-023

WAIVER OF DEVELOPMENT STANDARDS:

Increase the front yard hardscape to 100% where 60% is the maximum per Section 30.64.030 (a 67% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2274 Portabello Road
- Site Acreage: 0.1
- Number of Lots/Units: 1
- Project Type: Single family residence

Site Plan

The plan depicts an existing single family residence that was constructed in 1963 with access from Portabello Road. According to aerial photographs, the existing driveway was widened to cover the entire front yard in early 2020. The residence is set back 21 feet from the garage and 37 feet from the existing wall and gate in the front yard. The area behind the gate in the front and side of the residence does not have landscaping. The subdivision was approved with a zero lot line on the west property lines of the lots; therefore, the hardscape extends to the residence to the east of the subject lot.

Landscaping

Landscaping is not part of this request.

Applicant's Justification

The applicant indicates this request is needed to rectify an existing Code enforcement violation. The applicant states that approval of this application will conserve water and the removal is cost prohibited and will create waste with materials and water.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-20341 is an active zoning violation for cemented hardscape of the entire front of property that has caused rain to flood the home next door.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces, as well as to maintain an aesthetically pleasing streetscape. Per the Clark County Public Response Office, the hardscape has caused flooding from rain to the next door neighbor; thus, impacting the existing neighborhood; therefore, staff does not support a self-imposed hardship and does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAGLEY REVOCABLE TRUST

CONTACT: NEHA DAGLEY, 2274 PORTABELLO ROAD, 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 checked="" 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>WS-22-0706</u> DATE FILED: <u>12/27/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1/31/23</u> PC MEETING DATE: <u>2/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 475</u>
	PROPERTY OWNER NAME: <u>The Dagley Revocable Living Trust dated 2nd of April 2021</u> ADDRESS: <u>2274 Portabello Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-893-6652</u> CELL: _____ E-MAIL: <u>nehadagley@gmail.com, asd1947@msn.com</u>
	APPLICANT NAME: <u>The Dagley Revocable Living Trust dated 2nd of April 2021</u> ADDRESS: <u>2274 Portabello Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-893-6652</u> CELL: _____ E-MAIL: <u>nehadagley@gmail.com, asd1947@msn.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Neha Dagley</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: <u>305-494-0318</u> CELL: <u>305-494-0318</u> E-MAIL: <u>nehadagley@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-14-813-023

PROPERTY ADDRESS and/or CROSS STREETS: 2274 Portabello Road, Las Vegas, NV 89119

PROJECT DESCRIPTION: requesting waiver of development standards related to landscaping requirements

(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.

S. M. Dagley
Property Owner (Signature)*

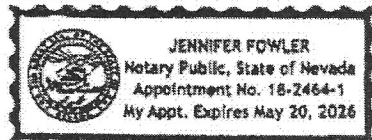
SHARAD M DAGLEY
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 3, 2022 (DATE)

By SHARAD M DAGLEY

NOTARY PUBLIC: Jennifer Fowler



*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.

WS-22-0706

Justification letter for Dagley Revocable Living Trust application

Owner: Dagley Revocable Living Trust
Owner Address: 2274 Portabello Road, Las Vegas, NV 89119
Parcel: 162-14-813-023

September 17, 2022

To Whom It May Concern,

The undersigned is the applicant on behalf of the property owner of record (Dagley Living Revocable Trust).

The undersigned requests a waiver of the condition set forth in Notice of Violation dated August 26, 2022, issued by County of Clark – State of Nevada ("**Notice**"). The nature of the violation, as stated in the Notice, is that "the front and side yards of single-family residential development shall not contain more than 60% hardscape." Further, the Notice requires the following action to be taken: "[r]eplace 40% of the concrete with either, dirt/mulch or Astro Turf/fake grass."

The undersigned sets forth the following points of justification in connection with the instant application of waiver:

1. The current landscaping and design conserves water, and it was with such intention, that the landscaping was put into place.
2. The remediation, i.e., replacement with dirt/mulch or fake grass will require the property owner to tear up the current landscaping, an event that will incur waste and further incur significant costs of labor, materials, and water.

Accordingly, the undersigned respectfully requests the county to consider the above. Additional information can be provided upon request.

Sincerely,

/s/ Sharad M. Dagley

/s/ Abhignya S. Dagley

Sharad and Abhignya Dagley, on behalf of, the Dagley Revocable Living Trust

4

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

PARADISE RD/TWAIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; and 2) increase density.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking lot landscaping.

DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-401-037

USE PERMITS:

1. Multiple family residential development.
2. Increase density to 75 units per acre where 50 units per acre is the maximum and up to 100 units per acre is allowed with a use permit per Table 30.40-7 (a 50% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 86 feet where 50 feet is the maximum per Table 30.40-3 (a 72% increase).
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Paradise Road
- Site Acreage: 5.4
- Number of Units: 388 (previously 400)
- Density (du/ac): 72 (previously 75)
- Project Type: Multiple family residential development
- Number of Stories: 7 (parking garage)/5 (residential)

- Building Height (feet): 86
- Square Feet: 402,380 (previously 410,380)
- Open Space Required/Provided (square feet): 38,000/52,765 (previously 40,000/51,269)
- Parking Required/Provided: Multiple Family Residential 617/740 (previously 643/747)/Existing Shopping Center 276/181 (previously 259/171)/Total 893/921 (previously 902/918)

Site Plan

The approved site plan depicts a proposed multiple family development located on the east side of an existing shopping center, set back approximately 45 feet from the north and east property lines, and 50 feet from the south property line. An office building was previously located on this site; however, that building is currently being demolished. The proposed multiple family building maintains the existing cross access with the shopping center to the west, and no new curb cuts are proposed for Paradise Road. Overall parking for the multiple family development and the shopping center includes 921 parking spaces where 893 parking spaces are required. A trash room and adjacent parallel loading space are located on the northeast side of the building.

Drive aisles and parking spaces encircle the proposed multiple family development, and access to the parking garage is provided on the east side of the development. The parking garage is completely surrounded by residential units, so the parking garage is not visible from the right-of-way or adjacent parcels. Three open courtyards are located around the base of the building, and a pool and amenity space are located on the north side of the building.

Landscaping

Previously approved plans depict amenities including 3 courtyards, a pool at ground level, and a rooftop deck and pool. One courtyard is depicted as a dog park on the landscape plan. A total of 52,765 square feet of open space is provided where 38,000 square feet is required. In addition, the project includes some landscaping around the base of the building and some perimeter landscaping along the north, south, and east property lines. However, some surface parking spaces around the base of the building do not have the required 1 large tree per 6 parking spaces. As a result, a waiver of development standards is necessary to reduce parking lot landscaping.

A 10 foot high decorative CMU screen wall is depicted along the east property line and a portion of the north and south property lines. The remainder of the north and south property lines will include a 6 foot high wrought iron fence with CMU pilasters.

Elevations

The approved plans show that the 86 foot tall multiple family complex consists of a variety of parapet walls along the roofline at different heights to provide visual interest. In addition, a variety of elevation planes are off-set on the exterior to reduce the apparent mass. The majority of the building is approximately 66 feet tall; however, certain architectural features extend up to a maximum height of 86 feet. Exterior materials include stucco painted white, gray, medium gray, and black. Other materials include metal picket railing and metal coping.

Floor Plans

The previously approved plans show each floor provides a variety of residential units surrounding the internal parking garage, and the top floor includes parking spaces as well as a pool and a rooftop deck. Unit breakdown for the building consists of 109 studio units, 176 one bedroom units, 96 two bedroom units, and 19 three bedroom units for a total unit count of 400.

In September 2022, ADR-22-900574 was approved for the following changes:

- The number of units were reduced from 400 to 388.
- The location and programming of courtyard areas were modified.
- The programming of common space and other open areas were changed.
- On the west side of the building, a new entry/exit to/from the parking garage was added with a call box on the entry side of the drive aisle into the garage.
- Maintained the existing 4 foot to 6 foot tall CMU wall and just removed/replaced 2 feet of wrought iron on top of the wall instead of installing the previously approved 10 foot max CMU wall and 6 foot wrought iron fence.
- Parallel parking spaces were added to the north of the building.
- Intense landscape buffer areas were added along the east property line per the conditions of UC-19-0668.

A condition of approval required no less than 95 parking spaces to be provided on the subject site for the shopping center to the west.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900835 (UC-19-0668):

Current Planning

- Until January 06, 2023 to complete
- 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 the 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.

Listed below are the approved conditions for UC-19-0668:

Current Planning

- Convert some of the parallel parking spaces along the east property line to an intense landscape buffer within the 9-foot-wide strip, as approved per staff;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0502-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that since the original approval of application UC-19-0668, progress has been made towards the future development of the site. This progress includes the issuance of permits for early grading, grading, civil improvement plans, and more. Since the original approval official changes to the development plans have slowed the overall progress. The applicant is requesting an extension of time be granted until September 1, 2024 to coincide with the expiration of ADR-22-900574.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900574	Modifications to a previously approved multiple family residential development	Approved by ZA	September 2022
ADET-21-900835 (UC-19-0668)	First extension of time for a multiple family residential development	Approved by ZA	January 2022
WS-20-0336	Modifications to an existing shopping center and signage with a temporary reduction to parking - expired	Approved by PC	September 2020
UC-19-0668	Multiple family residential development	Approved by BCC	November 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0228	Mixed-use development with 311 units	Withdrawn	August 2019
UC-18-0079	Major training facility within an existing retail and office complex on a portion of this site	Approved by PC	March 2018
UC-0132-04	Major school	Approved by PC	March 2004
UC-130-85	Retail and office complex	Approved by PC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	H-1	Hotel
East	Entertainment Mixed-Use	H-1	Multiple family residential
West	Entertainment Mixed-Use	H-1	Retail & office complex

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 the original approval of UC-19-0668, multiple permits have been issued to the site from various departments. Furthermore, plans have been updated and improved through ADR-22-900574. With this progress and improvement taken into consideration, staff can support this application for an extension of time to coincide with the expiration of ADR-22-900574.

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

- Until September 1, 2024 to commence.
- 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; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: 3900 PARADISE RESI OWNER SPE, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135