



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 14, 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 31, 2023. (For possible action)
- IV. Approval of the Agenda for February 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- 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. **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 2/7/23**
 3. **UC-22-0669-FT SOUTH DECATUR, LLC:**
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) approach departure distance; and 3) driveway geometrics.
DESIGN REVIEW for a mini-warehouse on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 1,000 feet north of Tropicana Avenue within Paradise. MN/sd/syp (For possible action) **PC 2/21/23**
 4. **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**

5. **WS-22-0685-PROLOGIS LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalks; **2)** street landscaping; and **3)** throat depth.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** increase finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action) **BCC 2/22/23**
6. **UC-23-0005-WOW BUILD CO ONE, LLC:**
USE PERMIT for vehicle wash (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle wash facility (automobile) from a residential use; **2)** allow alternative landscaping and screening adjacent to a less intensive use; **3)** reduce street landscape width; and **4)** reduce throat depth.
DESIGN REVIEW for a vehicle wash facility (automobile) on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/gc/syp (For possible action) **PC 3/7/23**

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 28, 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 31, 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
- Judith Rodriguez; Planning, Blanca Vazquez, Community Liaison
- Meeting was called to order by Chair Philipp, at 7:00 p.m.
- II. Public Comment:
None
- III. Approval of January 10, 2022 Minutes
- Moved by: Williams**
Action: Approve as submitted
Vote: 5-0 Unanimous
- Approval of Agenda for January 31, 2023
- Moved by: Cunningham**
Action: Approve with the hold of item #1
Vote: 5-0 Unanimous
- IV. Informational Items (For Discussion only)
Board went over the Paradise TAB Bylaws. No questions or concerns were asked.
- 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 2/7/23**

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

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**

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

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**

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

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**

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

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**

Held per applicant to discuss the parking issues with the surrounding business. Return to the Paradise February 14, 2023 TAB meeting

- VI. General Business (for possible action)

- VII. Public Comment
None heard

- VIII. Next Meeting Date
The next regular meeting will be February 14, 2023

- IX. Adjournment
The meeting was adjourned at 7:55 p.m.

DRAFT

02/07/23 PC AGENDA SHEET

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

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 20 feet where 24 feet is the minimum per Table 30.60-4 (a 17% 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 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 an office (the classrooms and the office are 795 square feet and 75 square feet, respectively). 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) 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. Front parking spaces closest to the residence will be used for pick-up and drop-off. In addition, existing exterior downlighting exists and the site complies with parking requirements per Chapter 30.60. However, there is no room for landscaping 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 (up to 8 du/ac)	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 with drop-off/pick-up. 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 customers, 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 believes this proposed daycare facility will have significant impacts to the immediate area, as it relates to screening and buffering and on-site traffic circulation and does not anticipate the parcel being able to accommodate the number of students in an efficient manner; therefore, staff recommends denial of the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

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 the 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 20 feet will limit the mobility of the vehicles within the parking and drop-off/pick-up locations. While the reduced width will allow the applicants to provide requisite on-site parking, staff has concerns with reduced mobility and circulation along Flamingo Road and the 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. 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, to 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. The existing trash enclosure sits up against the eastern property line, where per Code, must be set back a minimum of 50 feet. Staff cannot support this request.

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:

- 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

MINI-WAREHOUSE
(TITLE 30)

DECATUR BLVD/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0669-FT SOUTH DECATUR, LLC:

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) approach departure distance; and 3) driveway geometrics.
DESIGN REVIEW for a mini-warehouse on a portion of 2.0 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard, 1,000 feet north of Tropicana Avenue within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-19-411-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the required landscape strip behind an attached sidewalk to 5 feet where 15 feet is required per 30.64.030(l)(4) (a 67% reduction).
- b. Eliminate the required trees along the street where 1 large tree per 30 linear feet is required per Section 30.64.030(k) (a 100% reduction).
2. Reduce the commercial driveway approach radius to 15 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).
3. Allow existing pan driveway to remain where a commercial curb return driveway is required per Section 30.52.030.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4680 S. Decatur Boulevard
- Site Acreage: 2 (portion)
- Project Type: Mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage
- Number of Stories: 2

- Building Height (feet): 40
- Square Feet: 35,057
- Parking Required/Provided: 57/74

Site Plans

The plans depict an existing bar on the northwest portion of the site with plans to build a 2 story mini-warehouse in a reverse L shape around the bar. The applicant plans to subdivide this parcel at a future date and will include cross access and shared parking. A 35 foot 6 inch driveway is located in front of the storage spaces. Customers will access the building via electronic keypad and there will not be a leasing office or employees on-site. There are 23 indoor spaces reserved for off-highway vehicle, recreational vehicle, and watercraft storage spaces. Access to the site is from Decatur Boulevard with a proposed new driveway dedicated for the mini-warehouse and the existing driveway remains for access to the bar. The trash enclosure is located in the northeast corner of the site.

Landscaping

Currently, there is some existing landscaping located along all sides of the parking lot (which will be removed with the construction of the mini-warehouse) with little to no landscaping along Decatur Boulevard. The plans depict new landscaping shown around the proposed building and trash enclosure. The applicant is proposing groundcover within a 5 foot landscape area behind an attached sidewalk along Decatur Boulevard, where the landscape area must be 15 feet, and include trees. The existing parking lot does not have any landscape islands or landscaping, and the project does not require landscaping within the parking lot. The landscape legend identifies plantings consisting of Mexican Fan palm trees, shrubs, and groundcover.

Elevations

The plans depict a 40 foot high, 2 story mini-warehouse building with a flat roof with metal panel, aluminum glazing, stone veneer, roll-up doors, and glazed storefront windows on the northern and western elevations.

Floor Plans

The plans depict a 35,057 square foot mini-warehouse with the first floor dedicated for the storage of off-highway and recreational vehicle and watercraft storage. These units measure 15 feet by 50 feet. The second floor is for self-storage units commonly associated with a mini-warehouse and measure in various sizes to meet customer needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project will provide a service to those customers needing self-storage. The applicant states the owners will later subdivide this parcel into 2 parcels and share parking and cross access. In addition, the proposed landscaping is consistent with the existing landscaping.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Commercial & retail
East	Corridor Mixed-Use	M-1	Warehouse
West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-T	Manufactured home park & public park

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.

The proposed uses are consistent and compatible with existing and planned land uses in this area. The project will provide additional services and amenities to the area, which has residential uses across from Decatur Boulevard. The proposed use permit supports Policy 5.5.3 of the Master Plan, to encourage the retention and revitalization of established local business districts and the expansion of small businesses in unincorporated Clark County. The properties directly adjacent to the applicant's property are planned, zoned, and developed with existing non-residential uses and are separated from those areas currently residential uses. Staff does not anticipate any adverse impacts from the proposed use, especially considering the storage of the vehicles is indoors; therefore, staff supports this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Along Decatur Boulevard there are existing attached sidewalks on both sides of the street in this immediate neighborhood. Staff typically does not support requests to reduce street landscaping requirements. However, since the 5 foot landscape area is consistent with the existing landscaping along Decatur Boulevard, including on the same property, staff can support the reduction. However, staff believes planting small trees will contribute to reducing the heat island effect and recommends as such.

Staff can support the applicants request to keep the existing landscaping along the north side Decatur Boulevard. The existing landscape area is consistent with the existing landscaping along Decatur Boulevard, including on the adjacent properties. Staff feels this request to keep existing landscaping will have minimal impact to the immediate area.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the reduced radius for the ingress side of the southern driveway. Decatur Boulevard sees high volumes of traffic and the reduced radius will not allow a smooth transition to the site, increasing the potential for collisions.

Waiver of Development Standards #3

Staff cannot support the request to allow the middle and northern pan driveways on Decatur Boulevard to remain. Decatur Boulevard sees high volumes of traffic and pan driveways require vehicles to nearly come to a complete stop to negotiate a turn into the site, whereas commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site. Staff recommends that the southern and middle driveways be closed and a new commercial curb return driveway to be constructed at the proposed property line. Staff also recommends that the northern driveway be closed or reconstructed as a commercial curb return.

Department of Aviation

The development will penetrate 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.

Staff Recommendation

Approval of the use permit and waiver of development standards #1; denial of waivers of development standards #2 and #3.

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:

- Plant 2 small trees along Decatur Boulevard;
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Grant any necessary easements;
- Reconstruct driveways as ADA compliant pan driveways per Uniform Standard Drawing 224.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0225-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NDL GROUP, INC.

CONTACT: LAURIE HRNCIAR, NDL GROUP, INC., 3830 S. JONES BLVD., LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

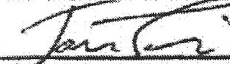
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

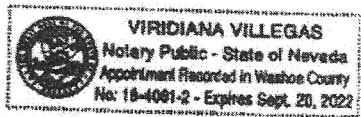
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (VWS) <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>UC-22-0669</u> DATE FILED: <u>12/6/20</u> PLANNER ASSIGNED: <u>J SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1/10/23</u> PC MEETING DATE: <u>2/7/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,825</u>
	PROPERTY OWNER NAME: <u>FT South Decatur LLC</u> ADDRESS: <u>10580 North McCarran Blvd Suite 109</u> CITY: <u>Reno</u> STATE: <u>NV</u> ZIP: <u>89503</u> TELEPHONE: <u>775-750-4234</u> CELL: _____ E-MAIL: <u>jasontolotti@gmail.com</u>
	APPLICANT NAME: <u>NDL Group Inc</u> ADDRESS: <u>3830 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-258-6000</u> CELL: _____ E-MAIL: <u>Lhmcarr@ndgroupinc.com</u> REF CONTACT ID #: <u>178186</u>
	CORRESPONDENT NAME: <u>Don-Carreon- NDL Group Inc</u> ADDRESS: <u>3830 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-258-6000</u> CELL: _____ E-MAIL: <u>dcarreon@ndgroupinc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-411-001
 PROPERTY ADDRESS and/or CROSS STREETS: 4680 S Decatur Blvd
 PROJECT DESCRIPTION: Self-Service Mini-Storage Building including recreational vehicle storage.

(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.

 Jason Tolotti 775 750 4234
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Washoe
 SUBSCRIBED AND SWORN BEFORE ME ON 01.25.2022 (DATE)
 BY Jason C. Tolotti
 NOTARY PUBLIC: Viridiana Villegas



*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.

3



NDL GROUP INC

COMMERCIAL REAL ESTATE COMPANY

UP-22-0669

South Decatur Storage

Project Description

4680 S Decatur Blvd is Current Parcel number and Bar Address
Proposed Address for Storage is 4700 South Decatur Blvd.
Las Vegas, NV (Clark County) 89146
A.P.N. 162-19-411-001

November 2, 2022

Justification Letter

Project Description:

We are proposing a Self-Service Mini-Warehouse Building including off-highway vehicle, recreational vehicle and watercraft storage. storage which is a portion of parcel 162-19-411-001 at the present time. The Owners' plans are to subdivide the parcel for the Proposed Self-Service Mimi-Warehouse which will include shared parking and cross access as noted per PB 154-3 which will be referenced as 4700 South Decatur Blvd. The project is to consist of a 2 Story Mini-Warehouse Building with approximately 35,057 square feet and 23 indoor off-highway vehicle, recreational vehicle and watercraft storage spaces. Customers will access the building via an electronic key pad, and there will be no leasing office and no employees onsite. Business hours will be 7 days a Week, 24 Hours a Day.

Zoning Information:

Parcel is currently zoned as CM (Corridor Mixed Use).
Parcel to the North 162-19-301-017 is currently zoned as C-2.
Parcel to the East 162-19-301-010 is currently zoned as M-1.
Parcel to the South 162-19-401-002 is zoned as M-1.

Land Use Application Requests:

1. Design review for a proposed mini-warehouse facility.
2. Special Use Permit to allow off-highway vehicle, recreational vehicle and watercraft storage.

Waivers of Development Standards:

1. Alternate Trash Enclosure setback design. Allow deviation to Clark County Title 30 Development Code, Section 30.56.120 (3) Trash Enclosures.
2. Alternate for required Driveway Entry Radius. Allow Deviation to Clark County Uniform Standard Drawing NO. 222.1 Commercial Driveway Geometrics. Required is 25' Radius provided is 15' Radius.

3



NDL GROUP INC

LANDSCAPING & GENERAL CONTRACTORS

3. Alternate Landscape and Sidewalk. Keep existing attached sidewalk and Landscaping. Allow deviation to Clark County Title 30 Development Code Section 30.64.030 (L)(4) attached sidewalks in lieu of detached sidewalks.

4. Alternate for Landscaping to require trees. Keep the existing landscaping without trees along the view corridors for the existing entry driveway. Allow deviation to Clark County Title 30 Development Code, Section 30.64.303 (K) Required Trees.

Nathan Schweigart, President
NDL Group Inc
nschweigart@ndlgroupinc.com
702-258-6000

3

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

DISTRIBUTION CENTER
(TITLE 30)

DESERT INN RD/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0685-PROLOGIS LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) street landscaping; and 3) throat depth.

DESIGN REVIEWS for the following: 1) distribution center; and 2) increase finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-18-503-011; 162-18-503-012; 162-18-503-020 through 162-18-503-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow an existing attached sidewalk along Desert Inn Road where a detached sidewalk is required per Figure 30.64-17.
- b. Allow an existing attached sidewalk along Pioneer Avenue where a detached sidewalk is required per Figure 30.64-17.
2. Reduce the street landscaping area to 10 feet where a 15 foot landscape area is required per Section 30.64.030(1)(3).
3. Reduce the throat depth to 3 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).

DESIGN REVIEW:

1. Distribution center.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040.a.9 (a 33% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3985, 3984, & 3940 W. Desert Inn Road
- Site Acreage: 8

- Project Type: Distribution center
- Building Height (feet): 47
- Square Feet: 152,843
- Parking Required/Provided: 139/145

Site Plans

The plans depict a single story, 152,843 square foot distribution center located within the center portion of the lot. Along the south side of the building will contain overhead roll-up doors and truck docks for loading and unloading activities. Access is from Desert Inn Road and Pioneer Avenue. Within the interior drive aisles are a minimum of 24 feet in width and parking is shown along the perimeters of the proposed building.

Landscaping

The plans depict landscaping along the perimeters of the property and within the parking lot. Landscaping along Pioneer Avenue is shown at 10 feet in width and is the subject of a waiver of development standards request for reduction from the required 15 feet. Landscaping is shown along Desert Inn Road and is greater than 15 feet where required by Code. Interior landscaping shows landscape islands every 6 spaces with landscape areas located along the ingress/egress driveways.

Elevations

The plan depicts a distribution center building that is single story and constructed with metal siding or CMU tilt-up concrete panels. The maximum height is up to 47 feet and includes a flat roofline and parapet walls. Parts of the exterior materials include aluminum storefront framing and windows and roll-up doors.

Floor Plans

The plans depict a distribution center with an open floor plan and offices, utility rooms, loading and unloading areas with the roll-up doors, and loading area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states all the surrounding existing development has attached sidewalks and the sidewalk along Desert Inn Road is existing and attached. The applicant is requesting a waiver to allow the existing sidewalk to be attached. The current site plan provides for more than 15 feet of landscaping behind the attached sidewalk along Desert Inn Road. In addition, per a recently adopted Planning Ordinance regarding detached sidewalks required for all new private developments, regardless of street width, the applicant is requesting that the existing attached sidewalk along Pioneer Avenue remain and the portion of new sidewalk that will be required also be allowed to be attached to stay consistent with the existing surrounding development. This entitlement process started prior to the recently adopted ordinance and the site layout to provide the depth needed for the truck turning movements puts the landscape adjacent to Pioneer at 10 feet. The landscape width does increase around the driveway entrances to be greater than the 10 feet and the applicant feels the average width fronting Pioneer is greater than 10 feet. This area is

an older developed area, and this redevelopment project will bring new improvements and aesthetics to the area where currently there is minimal landscaping and the landscaping this project will provide along Pioneer Avenue will be an improvement. The throat depth request provided at the ingress side of the northeast driveway is 3 feet.

Development of this project will provide additional employment opportunities for citizens of the Paradise Town Board area. In addition, this project is a redevelopment of the area, and the proposed development is compatible to the other uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0319-11	Reclassified from H-1 zone to M-1 zone, with a waiver off-site improvements, landscaping, and reduced setbacks	Approved by BCC	October 2011
UC-1439-06 (ET-0258-08)	First extension of time to expand the Gaming Overlay District	Approved by BCC	November 2008
VS-1038-06 (ET-0257-08)	First extension of time to vacate and abandon portions of Pioneer Avenue	Approved by BCC	November 2008
UC-1439-06	Expand the Gaming Overlay District	Approved by BCC	December 2006
VS-1038-06	Vacate and abandon portions of Pioneer Avenue	Approved by PC	November 2006
ZC-1276-06	Reclassify all parcels included in this project to H-1 zoning	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	M-1 & C-2	Warehouse/commercial retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a and #1b

Along both Desert Inn Road and Pioneer Avenue there are existing attached sidewalks on both sides of the street. Staff typically does not support requests to reduce street landscaping requirements. However, the applicant is providing landscaping along Desert Inn Road and although it does not meet any exemptions for attached sidewalks, it does meet the provision of having 15 feet of landscaping behind the sidewalk along Pioneer Avenue and the applicant is providing a landscape area of 10 feet where no landscaping currently exists. In order to provide for a seamless and cohesive streetscape, staff can support these requests for an attached sidewalk and finds these requests will not adversely impact adjacent or nearby properties.

Waiver of Development Standards #2

Staff typically does not support requests to reduce street landscaping requirements. However, since the proposed 10 foot wide landscape area is consistent with the existing landscaping along Pioneer Avenue, staff finds that the waiver request will not adversely affect the immediate area since the landscape material provided along the public roads has an adequate amount of plant material to meet the intent of Code.

Design Review #1

Varying rooflines and contrasting colors have been utilized to break-up the mass on portions of the distribution center. The proposed building consists of a contemporary design featuring architectural enhancements, detailing, roofline elements, and is compatible with the surrounding commercial development. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the driveways on Desert Inn Road. The proposed distribution center is designed for trucks to access the site from Pioneer Avenue and for automobile traffic to use either Desert Inn Road or Pioneer Avenue. Although the advertised throat depth is as low as 3 feet along Desert Inn Road, the driveways were designed with additional landscape buffers to provide additional distance before drivers encounter immediate conflicts.

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.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Remove the western driveway on Pioneer Avenue or move the driveway to line up with, and prevent turn conflicts from, the proposed driveway on the south side of Pioneer Avenue on APN 162-18-506-001;
- Coordinate driveway locations with the owner/developer of the proposed project on the south side of Pioneer Avenue on APNs 162-18-506-001, 162-18-506-008, and 162-18-506-011.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0013-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TREASEA WOLF

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD
#320, LAS VEGAS, NV 89119

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 type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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-22-0685</u> DATE FILED: <u>12/13/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1/10/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/8/23</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>PROLOGIS LP</u> ADDRESS: <u>3800 HOWARD HUGHES PKWY, SUITE 1250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702.891.9141</u> CELL: <u>702.217.5460</u> E-MAIL: <u>lbrady@prologis.com</u>
	APPLICANT NAME: <u>PROLOGIS LP</u> ADDRESS: <u>3800 HOWARD HUGHES PKWY, SUITE 1250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702.891.9141</u> CELL: <u>702.217.5460</u> E-MAIL: <u>lbrady@prologis.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TREASEA WOLF</u> ADDRESS: <u>6671 LAS VEGAS BLVD SOUTH, SUITE 320</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.786.1830</u> CELL: <u>702.683.1107</u> E-MAIL: <u>treasea.wolf@kimley-horn.com</u> REF CONTACT ID #: _____

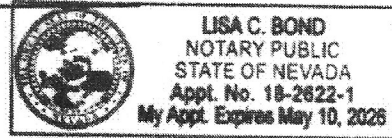
ASSESSOR'S PARCEL NUMBER(S): 162-18-503-020 & 021, 162-18-503-011 & 012

PROPERTY ADDRESS and/or CROSS STREETS: 3985 W DESERT INN ROAD, 3940 & 3984 PIONEER AVE

PROJECT DESCRIPTION: INDUSTRIAL BUILDING WITH LOADING DOCK AND ASSOCIATED PARKING

(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.

Lisa M. Brady
 Property Owner (Signature)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 24, 2022 (DATE)
 By Lisa M. Brady
 NOTARY PUBLIC: Lisa C. Bond Lisa C. Bond



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

Kimley»»Horn

October 25, 2022
Project No. 192054013

Via Email

Clark County
Current Planning
500 South Grand Central Pkwy.
Las Vegas, Nevada 89155

WS-22-0685

RE: JUSTIFICATION FOR DESIGN REVIEW & WAIVER OF DEVELOPMENT STANDARDS

To Whom It May Concern:

This letter is to provide justification, for the request by Prologis LP for Design Review and Waiver of Development Standards for an industrial distribution project on APN's 162-18-503-020 & 021, 162-18-503-001 & 012.

DESIGN REVIEW

Approval of a design review to allow for the construction of a single 152,843+/- sq. ft. distribution center and increase of finished grade over 36 inches as per Section 30.32.040 Grading Permits a.9b.

A single story 152,843 sq. ft. distribution center building is proposed with a maximum building height of 48.5 feet high constructed of concrete tilt-up panels. The north building corners and southeast building corner will have aluminum storefront framing with tinted glass to provide a visually appealing appearance from public streets. The south side of the building will contain overhead roll-up doors and truck docks for loading and unloading activities. The building has a sloped roof with parapet walls at a level height. Finally, varying colors are planned to further break up the building mass and Asian influenced architectural elements are also provided to meet the intent of the Asian Overlay District. The Building Perspective shows that mechanical screening requirements contained in Table 30.56-2 Design Standards, from the Clark County Development Code are met through the use of parapets and landscape screening. Because of the use parapets to shield views of mechanical equipment, exterior gutters and downspouts will not be used. The architectural articulation meets or exceeds that of the existing commercial/industrial buildings to the west and north of the property.

Please note that there is an 8' grade elevation difference west-east across the site and the new building will have loading docks that are 4' below the finished floor elevation. Due to the site surface draining and the loading docks draining away from the building, the building will require at a minimum, 4' of fill for the finished floor elevation. Due to the existing site grading

elevation change, the maximum amount of fill for the site from existing grade is 4.8' and this is called out on the cross sections provided.

WAIVERS OF DEVELOPMENT STANDARDS

With the Design Review, we are requesting the following Waiver of Development Standards:

- Attached sidewalk along Desert Inn where detached is required per Figure 30.64-17.
- Attached sidewalk along Pioneer Avenue where detached is required per new Planning Ordinance
- 10' of Landscaping adjacent to Pioneer Avenue where 15' is required for the attached sidewalk
- Throat depth less than minimum per CCAUSD 222.1

Per Figure 30.64-17, detached sidewalk is required adjacent to streets with Right-of-Way greater than 80'. However, all the surrounding existing development has attached sidewalk and the sidewalk along Desert Inn is existing and attached. We are requesting a waiver to allow the existing sidewalk to be attached. The current site plan provides for more than 15' of landscaping behind the attached sidewalk along Desert Inn.

Per the recently adopted Planning Ordinance regarding detached sidewalk required for all new private development, regardless of street width, we are requesting that the existing attached sidewalk along Pioneer Avenue remain and the portion of new sidewalk that will be required also be allowed to be attached to stay consistent with the existing surrounding development.

Previously for 60' R/W, the landscape requirement was 10'. With the new ordinance, with detached sidewalks, when attached sidewalk is requested, the landscape buffer requirement becomes 15' behind the attached sidewalk. This entitlement process started prior to the recently adopted ordinance and the site layout to provide the depth needed for the truck turning movements puts the landscape adjacent to Pioneer at 10'. The landscape width does increase around the driveway entrances to be greater than the 10' and we feel the average width fronting Pioneer is greater than 10'. This area is an older developed area, and this redevelopment project will bring new improvements, with Asian elements, that will improve the aesthetics of the area and currently there is minimal landscaping in this area and the landscaping this project will provide along Pioneer will be an improvement.

Per CCAUSD 222.1, the throat depth requirement for driveways is the total parking provided divided by the number of driveways, which results in the requirement for 25' throat depth at each driveway access. The driveways off Desert Inn do not meet the 25' throat depth based on the way the throat depth is measured from the driveway return. The current throat depth

provided at the egress side of the NW driveway is 13'-11" and the throat depth provided at the ingress side of the NE driveway is 3'-2". The NE driveway is the worst-case condition and is an 85% reduction. However, once you enter the NE driveway, the first parking stall is another 46'-11" in from the driveway so when you take that into account, the intent of the throat depth is actually 50' of queuing. We feel that the queuing length provided is adequate for the anticipated traffic volume that would be generated by the use and exceed the minimum throat depth per CCAUSD 222.1 and that this reduction will not have a negative impact on the traffic in the area or cause vehicles to back up into the Public Right-of-Way.

Development of this project will provide additional employment opportunities for citizens of the Paradise Town Board area. In addition, this project is a redevelopment of the area and the proposed development is compatible to the other uses in the area.

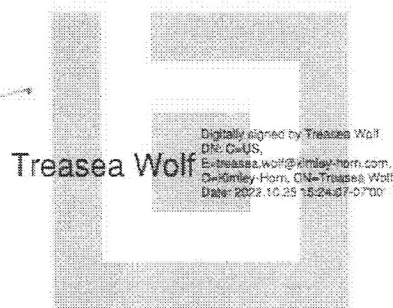
We look forward to working with Current Planning for a favorable recommendation for this Design Review and Waivers of Development Standards.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
Kimley-Horn



Treasea Wolf, P.E.



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VEHICLE WASH
(TITLE 30)

WARM SPRINGS RD/EASTERN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0005-WOW BUILD CO ONE, LLC:

USE PERMIT for vehicle wash (automobile).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle wash facility (automobile) from a residential use; **2)** allow alternative landscaping and screening adjacent to a less intensive use; **3)** reduce street landscape width; and **4)** reduce throat depth.

DESIGN REVIEW for a vehicle wash facility (automobile) on 1.5 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:
177-02-802-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a vehicle wash facility (automobile) from a residential use to 20 feet where a minimum of 200 feet is required per Table 30.44-1 (a 90% reduction).
2. Allow alternative landscaping and screening adjacent to a less intensive use where landscaping and screening per Figure 30.64-11 is required.
3. Reduce street landscape width along Warm Springs Road to 9.5 feet where 15 feet is required per Section 30.64.030.1.4 (a 36.7% reduction).
4. Reduce throat depth for a driveway along Warm Springs Road to 17 feet 11 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 28.3% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 2200 E. Warm Springs Road
- Site Acreage: 1.5
- Project Type: Vehicle wash facility (automobile)

- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814
- Parking Required/Provided: 5/12

Site Plans

The plans show a vehicle wash building (automobile) oriented in an east/west direction and located 20 feet from the north (rear) property line, 204 feet from the south (front) property line, and 54 feet from the west property line. Vehicles entering the vehicle wash will stack within 3 lanes in front of a separate pay canopy along the east property line. Vacuum canopies with 32 bays are located to the south of the vehicle wash building. A trash enclosure is located 50 feet from the west property line and 133 feet from the north property line. Primary access to the site is from Warm Springs Road, although secondary access is possible from a private access drive along the west property line. A total of 12 parking spaces are provided where a minimum of 5 parking spaces are required.

Landscaping

Street landscaping consists of a 9.5 foot wide landscape area with 24 inch box Mulga and Chaste trees every 30 feet and an existing attached sidewalk along Warm Springs Road. The applicant proposes to keep the existing landscaping along the west property line where landscaping per Figure 30.64-11 would normally be required adjacent to a less intensive use which would necessitate a 6 foot high block wall and the use of 24 inch box large Evergreen trees instead. An intense landscape buffer per Figure 30.64-12 utilizing 24 inch box Shoestring Acacia trees is proposed along the north property line. However, the applicant is proposing to keep the existing 5.5 foot high block wall instead of the required 6 foot high block wall.

Elevations

The plans depict a 1 story, 31 foot high vehicle wash building constructed of EIFS walls, decorative metal panels, and brick. The roof is flat and consists of parapet walls at varying heights. Overhead doors are located at the tunnel entrance and exit at the east and west sides of the building. The pay canopy is 12 feet high and constructed of metal paneling and steel columns. The east side of the pay canopy will have an approximately 15 foot high, split-faced, CMU wall for fire separation purposes. The vacuum canopies are 11 feet high with a fabric awning covering.

Floor Plans

The plans show a 4,814 square foot vehicle wash building consisting of a wash tunnel, equipment room, electrical room, breakroom, restroom, and office area. The pay canopy is 1,272 square feet and the vacuum canopies total square footage is 7,659.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the site was a former Bank of America building that has been subject to vandalism for quite some time, and that the proposed vehicle wash will alleviate such issues.

Furthermore, the applicant states that the proposed 20 foot wide intense landscape buffer along the north property line combined with the existing landscaping on the adjacent apartment complex property to the north will provide an adequate buffer between the vehicle wash facility and the residential development to the north. Additionally, the applicant states similar reductions in setback from residential uses have been approved before (UC-0043-15 and UC-17-1078). The waiver for alternative landscaping along the west property line adjacent to a less intensive use is justified since the residentially zoned property to the west is only an access driveway for the apartment complex to the north. The proposed street landscape width along Warm Springs Road is similar to what is found in the area. The reduced throat depth is mitigated by the 3 queueing lanes provided at the pay canopy which will prevent vehicles blocking the public right-of-way.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Compact Neighborhood (up to 18 du/ac)	R-3	Apartment complex
East	Corridor Mixed-Use	C-2	Shopping center
West	Corridor Mixed-Use	R-3	Apartment complex (access drive)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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 cannot support the use permit and design review request for a vehicle wash due to the negative impacts created by the reduction in setback between the vehicle wash and the residential development to the north. The request does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the request to reduce the setback of a vehicle wash from a residential use to 20 feet to be excessive, especially since the residential buildings to the north are also within 20 feet of the shared property line. Having the vehicle wash so close to a residential development can cause negative impacts to the residential development including, but not limited to, noise, odors, and quality of life. The applicant states that reductions in setback for vehicle wash facilities have been granted in the past. However, the examples given were at a set back distance of 105 feet with conditions for limited hours of operation (UC-0043-15) and 159 feet (UC-17-1078).

Waiver of Development Standards #2

Staff does not have any practical issue with the request for alternative landscaping adjacent to a less intensive use along the west property line. Although the adjacent property to the west is zoned R-3, it consists of only a private drive that leads to the apartment complex buildings to the north. Therefore, the request will not result in any negative impacts to the residential buildings themselves. However, since staff cannot support the use permit, design review, and waiver to reduce the setback of the vehicle wash from a residential use, staff cannot support the waiver along the west property line. Furthermore, considering the large reduction in setback of the vehicle wash from the residential development to the north, the buffer wall along the north property line should at least meet the minimum 6 foot required height. Therefore, staff cannot support the request along the north property line.

Waiver of Development Standards #3

Staff does not have an issue with the proposed 9.5 foot wide street landscape area along Warm Springs Road as similar landscape widths are located along the street in this area. The C-1 zoned property to the west on the other side of the private drive has a landscape width of 6 feet along Warm Springs Road and the adjacent shopping center to the east has a street landscape width of 10 feet. However, since staff cannot support the use permit, design review, and waiver to reduce the setback of the vehicle wash from a residential use, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth from the commercial driveway on Warm Springs Road. The applicant has provided an additional landscape buffer that will help mitigate potential conflicts. Additionally, with 3 queuing lanes, staff does not anticipate vehicles stacking to the driveway. However, since Planning is recommending denial of the application, staff cannot support this waiver.

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:

- Hours of operation limited to 7:00 a.m. to 9:00 p.m.;
- Provide an intense landscape buffer per Figure 30.64-12 along the north property line (with allowance of the existing 5.5 foot high block wall to serve as buffer);
- 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: S.T. ENTERPRISES, LLC

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



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 checked="" 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>UC-23-0005</u> DATE FILED: <u>1-10-23</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>2-14-23</u> PC MEETING DATE: <u>3-7-23</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$1,825</u>
	PROPERTY OWNER NAME: <u>WOW BUILD CO. ONE, LLC</u> ADDRESS: <u>1215 S. Fort Apache Rd., Suite 210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>S.T. Enterprises LLC</u> ADDRESS: <u>755 E. Yosemite Avenue, Suite J</u> CITY: <u>Merced</u> STATE: <u>CA</u> ZIP: <u>95340</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Liz Olson</u> ADDRESS: <u>1980 Festival Plaza Dr., Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: _____ E-MAIL: <u>psieck@kcncvalw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-02-802-003

PROPERTY ADDRESS and/or CROSS STREETS: 2200 E WARM SPRINGS RD

PROJECT DESCRIPTION: Design Review and Waivers

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

Property Owner (Signature)*

Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
NOTARY PUBLIC: _____

See attached

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

KAEMPFER

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October 17, 2022

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VIA ONLINE SUBMITTAL

Clark County Comprehensive Planning
DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

UB-23-0005

**Re: Justification Letter – Special Use Permit, Design Review and
Waivers
APN: 177-02-802-003
S.T. Enterprises, LLC**

To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the “Applicant”) in the above referenced matter. This application is a request for a special use permit, design review and waivers to allow for a car wash facility for property located on 1.49 acres on Warm Springs Road, west of Eastern Avenue (“Site”). The Property is more particularly described as Assessor’s Parcel Number 177-02-802-003. The Property is zoned Local Business (C-1) and master planned Corridor Mixed-Use (CM).

The Site previously operated as a Bank of America building but has been closed for quite some time. Due to the vacant building, the Site has had issues relating to homeless and vandalism. The proposed car wash facility will alleviate those issues with a new, upscale development.

A. Special Use Permit

Car wash facilities are permitted within C-1 zoned properties upon the approval of a special use permit. The Property is located on Warm Springs Road just west of Eastern Avenue, both heavily travelled, 100-foot right-of-ways. The Site is surrounded by existing R-3 multi-family residential to the north, south and west and a large C-2 shopping center to the east. The Applicant has several existing and under construction car wash locations within the City of Las Vegas, Clark County and Henderson and wishes to continue to expand its business within Clark County.

The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year.

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The proposed car wash will not increase the traffic flow along Warm Springs or Eastern as they are both already heavily travelled arterial streets. Instead, the facility will simply act as an impulse stop similar to stopping at the gas station to the south. Furthermore, placing the car wash adjacent to the existing gas station will help with convenience for its customers, as many travelers tend to wash their cars during the same stop to fill up their tanks.

B. Design Review

The proposed car wash includes a 4,742 square foot car wash tunnel and 33 vacuum bays. The vacuum bays and cashier canopy will be located south of the car wash tunnel. The project will include 12 employee parking spaces where 5 parking spaces are required. The exit to the car wash tunnel will not face a public right-of-way per the requirements of Title 30.

The Applicant is proposing to include a 20-foot landscape buffer along the north side of the property which will act as a buffer between the car wash tunnel and existing apartment complex to the north. Access to the Site will be from Warm Springs Road and Wind Chime Way, both existing driveways. The tunnel will be one story with a maximum height of 35 feet.

C. Waivers

The Applicant is requesting a waiver to reduce the required throat depth on Warm Springs to 17 feet 11 ¼ inch where 25 feet is required. The request is for the western side of the driveway which will be utilized by employees, while the queuing for customers is the eastern side of the driveway with a 25 foot depth. The Applicant is providing 3 queuing lines to ensure adequate onsite circulation and mitigate stacking in the right-of-way.

An existing R-3 multi-family residential development is located north of the Site. As a condition under Title 30, the car wash facility is to be setback a minimum of 200 feet from the residential use. As noted on the site plan, the car wash tunnel is setback 20 feet from the residential property line with 20-feet of intense landscaping along the northern property line. Additionally, the multi-family development has 20 feet of landscaping along their southern property line, totaling 40 feet of landscaping between the proposed car wash tunnel and apartment buildings. This landscaping will help to mitigate any sound from the vacuums.

A similar request was approved in March of 2015 for an existing car wash located near the corner of Blue Diamond Road and Decatur Boulevard (UC-43-15) and another existing car wash located on Fort Apache just south of Sunset (UC-17-1078). Therefore, the Applicant respectfully requests staff's support of the waiver request.

The Applicant is also requesting a waiver to not provide a 6-foot wall along the western property line. The property directly to the west is technically zoned residential, but acts only as the entry drive to the multi-family development to the north. If a 6-foot wall were to be added, it would create an alley-like feel rather than a main entrance for the residents. Moreover, the existing bank building on the Site and the commercial use to the west do not have a wall. The Applicant

is also requesting a waiver for alternative landscaping along the western property line per Figure 30.64-11. The Applicant is requesting to keep the existing landscaping as it sits today. This landscaping request matches what exists on the commercial site to the west and is therefore harmonious and compatible.

Additionally, along the western property line, the Applicant is requesting a waiver to allow for the trash enclosure to be setback 36-feet 1-inch where 50-feet is required. As noted above, while the property directly to the west is zoned residential, it is merely the driveway into the multi-family. Therefore, the requested location of the trash enclosure will not negatively affect the residents living at the complex.

Finally, Applicant is requesting to reduce the landscaping along Warm Springs to 10-feet where 15-feet is required. The existing commercial developments along Warm Springs to the west and east, as well as several uses south of Warm Springs, only provide 10-feet of landscaping. The Applicant is requesting to utilize a portion of the existing landscape buffer along Warm Springs while still providing a compatible buffer for the surrounding area.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson