



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 27, 2021

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary, Maureen Helm at 702-606-0747 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: John Williams, Chairperson
 Susan Philipp, Vice Chairperson
 Jon Wardlaw
 Katlyn Cunningham
 Roger Haywood

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, on April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for April 13, 2021. (For possible action)
- IV. Approval of the Agenda for April 27, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 1. **AG-21-900157:** Receive a report on the Clark County Stadium District Plan. (For possible action) **PC 6/1/21**
 2. **UC-21-0107-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**
 3. **UC-21-0108-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (distributor) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**
 4. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**
HOLDOVER USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action) **PC 5/4/21**

5. **WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the allowed projection from a wall for a projecting sign.
DESIGN REVIEW for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action) **BCC 5/5/21**

6. **DR-21-0144-AMERICA FIRST FEDERAL CREDIT UNION:**
DESIGN REVIEWS for the following: 1) signage; and 2) lighting for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/ja (For possible action) **PC 5/18/21**

7. **VS-21-0154-SERENE, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Bermuda Road and Pollock Drive, and between Serene Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/bb/jd (For possible action) **PC 5/18/21**

8. **WS-21-0112-SERENE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new gym building in conjunction with a multiple family development on 27.9 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jvm/jo (For possible action) **PC 5/18/21**

9. **TM-20-500187-SERENE, LLC:**
HOLDOVER TENTATIVE MAP consisting of 386 condominium units and common lots on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action) **PC 5/18/21**

10. **TM-20-500188-SERENE, LLC:**
HOLDOVER TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action) **PC 5/18/21**

11. **UC-21-0139-NASSIRI LIVING TRUST & NASSIRI FRED TRS:**
USE PERMITS for the following: 1) place of worship; 2) daycare facility; and 3) school (pre-school).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and
 2) landscaping.
DESIGN REVIEWS for the following: 1) place of worship with a daycare facility and pre-school; 2) alternative parking lot landscaping; and 3) finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/jd (For possible action) **BCC 5/19/21**

VII. General Business

Jon Wardlaw will be guiding the discussion on the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process, and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

- 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, April 27, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: May 11, 2021
 X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Names of Locations
 Paradise Community Center- 4775 McLeod Dr.
 Clark County Library- 1401 E. Flamingo Rd.
 Sunset Park- 2601 E. Sunset Rd.
 Fire Station 38- 1755 Silver Hawk Ave
<https://notice.nv.gov>



Paradise Town Advisory Board

April 13, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- EXCUSED	Joh Wardlaw– PRESENT Katlyn Cunningham – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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

Steve DeMerritt; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of March 30, 2021 Minutes

Moved by: Wardlaw
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for April 13, 2021

Moved by: Wardlaw
Action: Approve with changes
Vote: 3-0 Unanimous

IV. Informational Items

Sunset Park will hold a Grand opening for the new Pickle Ball fields May 8, 2021

V. Planning & Zoning

1. **WS-21-0069-VEGAS 888 LAND CO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; 2) increased sign height; and 3) reduced sign separation.
DESIGN REVIEW for 3 proposed temporary signs (on-premises for sale) in conjunction with an existing multiple family residential development on 3.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/jd (For possible action) **PC 4/20/21**

MOVED BY-Wardlaw
DENIED
VOTE: 3-0 Unanimous

2. **WS-21-0080-HHP CALCYP SPE OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; and 2) increased sign height.
DESIGN REVIEW for a proposed temporary sign (on-premises for sale) in conjunction with an existing multiple family residential development on 6.0 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sands Avenue and the west side of Paradise Road within Paradise. TS/jor/jd (For possible action) **PC 4/20/21**

MOVED BY-Wardlaw
DENIED
VOTE: 3-0 Unanimous

3. **UC-21-0107-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**

NO show, return to the 4/27/2021 Paradise TAB meeting

4. **UC-21-0108-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (distribution facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**

NO show, return to the 4/27/2021 Paradise TAB meeting

5. **AR-21-400041 (UC-19-0133)-CHURCH SPRING MEADOWS PRESBYTERIAN:**
USE PERMIT FIRST APPLICATION FOR REVIEW of a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Oquendo Road, 110 feet east of Decatur Boulevard within Paradise. MN/jor/jo (For possible action) **PC 5/4/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

6. **ET-21-400031 (WS-0456-14)-OCOTILLO OASIS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to waive the requirements for streetlights along Pecos Road in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/nr/jo (For possible action) **PC 5/4/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

7. **ET-21-400043 (WS-18-0613)-ALVARADO, ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the side setback for a partially constructed room addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane, 110 feet north of Buckboard Lane within Paradise. MN/rk/jo (For possible action) **PC 5/4/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

8. **UC-21-0104-MCA ARVILLE, LLC ETAL & MCA PAMA, LLC:**
USE PERMIT to allow a health club within an existing office/warehouse complex on 5.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 700 feet south of Harmon Avenue within Paradise. MN/nr/jo (For possible action) **PC 5/4/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

9. **UC-21-0105-GHKASHEF, LLC:**
USE PERMIT for a hospice care facility.
WAIVER OF DEVELOPMENT STANDARDS to allow access to a residential local street.
DESIGN REVIEW for a hospice facility on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Amigo Street, 280 feet north of Windmill Lane within Paradise. MN/lm/jo (For possible action) **PC 5/4/21**

MOVED BY-Cunningham
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

10. **VS-21-0096-COAST HOTELS & CASINOS, INC:**
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Cameron Street and Arville Street within Paradise (description on file). MN/al/jd (For possible action) **PC 5/4/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

11. **VS-21-0098-HIP VALLEY VIEW, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Valley View Boulevard located between Harmon Avenue and Rochelle Avenue (alignment) within Paradise (description on file). MN/rk/jd (For possible action) **PC 5/4/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

12. **VS-21-0131-POST ROAD CAPITAL REF II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Hinson Street (alignment), and between Patrick Lane (alignment) and Sunset Road within Paradise (description on file). MN/md/jd (For possible action) **PC 5/4/21**

MOVED BY-Williams
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

13. **AR-21-400040 (UC-20-0104)-MANDALAY PROPCO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to waive conditions for temporary outdoor events (tailgating).

DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/jgh/xx (For possible action) **BCC 5/5/21**

MOVED BY-Williams
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

14. **DR-21-0110-WESTSTATE LAND:**
DESIGN REVIEWS for the following: 1) modifications to a previously approved restaurant with drive-thru; and 2) finished grade on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Polaris Avenue within Paradise. MN/jt/jd (For possible action) **BCC 5/5/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

15. **UC-21-0097-LV PECOS ROAD, LP:**
USE PERMIT to allow loading spaces for a distribution center to be visible from a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 8.6 acres in a M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Pecos Road and Patrick Lane within Paradise. JG/jt/jd (For possible action) **BCC 5/5/21**

MOVED BY-Cunningham
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

16. **UC-21-0120-3535 LV NEWCO, LLC:**
USE PERMIT to allow primary access to a proposed restaurant from the exterior of a resort hotel.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; 3) increase overall wall sign area; and 4) update the exterior façade on a 9.0 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/lm/xx (For possible action) **BCC 5/5/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

17. **WS-21-0103-HIGHLAND & STERLING LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping; and 2) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an approved office and retail park on a 0.5 acre portion of a 9.0 acre site in a C-1 (Local Business) Zone and C-P (Office and Professional) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/jvm/jd (For possible action) **BCC 5/5/21**

MOVED BY-Williams
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

18. **WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the allowed projection from a wall for a projecting sign.
DESIGN REVIEW for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action) **BCC 5/5/21**

Held per applicant. Return to the Paradise 4/27/2021 TAB meeting

- VI. General Business
Wardlaw announced there will be an discussion on the Transform Clark County process at the April 27, 2021 Paradise town board meeting
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 27, 2021
- IX. Adjournment
The meeting was adjourned at 8:20 p.m.

DRAFT

TOWN ADVISORY BOARD
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: AG-21-900157: Receive a report on the Clark County Stadium District Plan. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Stadium District is a 1.25 square mile area around Allegiant Stadium bounded by Tropicana Avenue to the north, Interstate 15 to the east, and the Union Pacific Railroad to the south and west. With Allegiant Stadium as a catalyst for the area, the Stadium District Plan re-envisioned the existing industrial area as a multi-use entertainment and transit-oriented district. The Plan includes a land use component and a transportation component. Comprehensive Planning staff began working with a consultant (RAFI Architecture) on the land use portion in September 2018. An additional consultant (Atkins North America) was brought onto the project team in February 2019 to work on the transportation portion.

As the Plan was being developed, several public outreach and stakeholder engagement activities were conducted to gather input from the community. Activities included meetings with professional and business associations (Tropicana Business and Community Coalition, NAIOP Government Affairs Committee, Nevada Chapter of the American Planning Association, and the American Council of Engineering Companies of Nevada), a pop-up meeting conducted at a UNLV football game at Sam Boyd Stadium, and 2 public surveys. A Technical Advisory Committee (TAC) was also formed consisting of various stakeholders in the area, such as property owners, tenants, business owners and organizations, UNLV and Raiders representatives, Town Advisory Board representatives, and local government agencies. A total of 4 TAC meetings were held at various stages of plan development to help guide and inform the Plan. A draft of the Plan was posted online in April 2021 to gather comments from stakeholders and interested parties.

Staff recommends that the Town Advisory Board receive the report.

04/21/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

OQUENDO RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0107-M M OQUENDO, LLC:

USE PERMIT for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District.

Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

162-32-101-028

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3670 Oquendo Road
- Site Acreage: 1.1
- Project Type: Cannabis production facility
- Number of Stories: 2
- Square Feet: 28,420
- Parking Required/Provided: 30/38

History & Site Plan

The site plan depicts a developed industrial parcel which consists of an existing automotive related use which was established via ZC-1618-03. The existing building is located in the north and northeast portions of the parcel with parking located to the south and west (covered) of the building. Access to the property is via a driveway from Oquendo Road.

Landscaping

Street landscaping is provided in a planter behind an attached sidewalk along Oquendo Road. No additional landscaping is required with this request.

Elevations

The elevations depict a 2 story structure composed of concrete tilt-up panels with aluminum windows, roll-up doors, and a flat roof behind parapet walls.

Floor Plans

The floor plans depict a total area of 28,420 square feet, with 3,000 square feet being utilized as the distribution facility, 4,000 square feet for the production facility, 7,400 square feet of office space, and the remaining 14,000 square feet for warehouse and future expansion.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that it is their belief that the surrounding properties will not be unduly effected by this facility nor will the proposed use negatively impact the health, safety, or welfare of the public.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1618-03	Reclassified the site to M-1 zoning for an industrial building	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Commercial Tourist	M-1	Industrial
South	Industrial	M-1	Industrial

Related Applications

Application Number	Request
UC-21-0108	A use permit for a cannabis establishment (distribution facility) 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

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

The separation survey indicates that all required separations are being met. The crime report indicates that there were 92 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

The applicant submitted the required security and transportation plans. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

Staff finds that the proposed cannabis production facility will not have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is in harmony with the goals and objectives of the Comprehensive Master Plan, specifically Goal 1, to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

Department of Aviation

A portion of the property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA ORGANIC REMEDIES
CONTACT: ARC CONSULTING, 2620 REGATTA DRIVE, SUITE 102, LAS VEGAS, NV 89128

DRAFT



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		STAFF	APP. NUMBER: <u>4C-21-0107</u>	DATE FILED: <u>3-9-21</u>
<input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input checked="" type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE			PLANNER ASSIGNED: <u>AJ</u>	TAB/CAC DATE: <u>4/3/21</u>
		PROPERTY OWNER	NAME: <u>MM Oquendo LLC</u>	
			ADDRESS: <u>3670 W Oquendo Rd</u>	
			CITY: <u>Las Vegas</u>	STATE: <u>NV</u> ZIP: <u>89118</u>
			TELEPHONE: <u>702-889-5051</u>	CELL: <u>702-429-0580</u>
			E-MAIL: <u>lisa@cdlrvn.com</u>	

APPLICANT	NAME: <u>Nevada Organic Remedies, LLC</u>			
	ADDRESS: <u>2015 E. Windmill Lane</u>	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u>	CELL: <u>702-287-3526</u>		
	E-MAIL: <u>bwiegand@nvorganicremedies.com</u>	REF CONTACT ID #:		

CORRESPONDENT	NAME: <u>Jake McCrea</u>			
	ADDRESS: <u>2015 E. Windmill Lane</u>	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u>	CELL: <u>702-271-8658</u>		
	E-MAIL: <u>jmccrea@nvorganicremedies.com</u>	REF CONTACT ID #:	<u>197805</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-32-101-028

PROPERTY ADDRESS and/or CROSS STREETS: 3670 W. Oquendo Rd., Las Vegas, NV 89118

PROJECT DESCRIPTION: Combination of Cannabis Production + Distribution + Corporate Offices

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

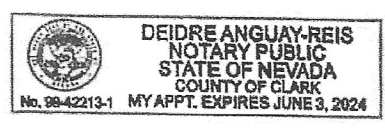
[Signature]
Property Owner (Signature)*

BRIAN M COLLINS
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 20, 2021 (DATE)
By BRIAN M. COLLINS

NOTARY PUBLIC: Deidre Anguy-Reis



*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.



Bridging the gap

February 16, 2021

00-21-0107

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: Nevada Organic Remedies Production Facility / APN 162-32-101-028

To Whom It May Concern:

On behalf of my client, Nevada Organic Remedies (NOR, LLC), please accept the following letter of justification for a special use permit to operate a cannabis production facility at 3670 W. Oquendo Rd. (APN 162-32-101-028). The applicant intends to relocate an existing Clark County and state issued production license currently at 3705 E. Post Road to the above Las Vegas address, which will also serve as a distribution location. The applicant also intends on relocating its corporate offices to 3670 W. Oquendo from 2015 E. Windmill Lane.

This location is also in need of a cannabis distribution special use permit. However, upon the submittal of this application, Clark County did not have an SUP category for cannabis distribution. After talking with Jennifer Ammerman, and discovering Clark County was proceeding with amending their code to now provide for this type of SUP, Jennifer advised us to make mention of the discussion and request the SUP be added to this application.

As the property is already zoned for Light Manufacturing (M-1), a zone change will not be necessary.

As indicated in our separation distance survey, it meets requirements of title 30 by being more than 1,000 feet from the closest school, and more than 300 feet from a community facility. There are no existing residential uses within a 600-foot radius from the property. Further, the property is in a predominantly manufacturing area and will not be open to the public; nearby cannabis uses will not create any undue harm on the property, nor will the public access needs of the property create any undue harm on any nearby businesses.

The proposed location at 3670 W. Oquendo is an existing structure currently occupied by an automotive related use, which consists of approximately 28,420 square feet, with 3,000 square feet comprising distribution facility area, 4,000 square feet comprising production facility area, 7,400 square feet comprising office area, and the remaining 14,000 square feet comprising warehouse storage space and future expansion. As can be seen on our site plan, very few interior modifications will be made with no modifications to the exterior.

The attached Crime Report shows 92 occurrences over 60 days. The applicant's presence and the current occupant's absence will have no negative effects on the area's rate of criminal activity. The applicant will utilize a robust security system of exterior and interior cameras which will be monitored 24hrs a day.

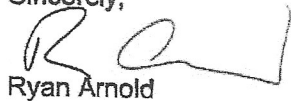
2

Parking on the subject site consists of 38 spaces. Code requires a minimum of 1 space per employee of the shift with the greatest number of employees. Applicant will have no more than 30 employees on site during the shift with the greatest number of employees.

We feel adjacent properties will have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and Clark County regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare.

If you have any questions, please feel free to contact me at 702-269-5888.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Arnold', written over a horizontal line.

Ryan Arnold

04/21/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

OQUENDO RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0108-M M OQUENDO, LLC:

USE PERMIT for a cannabis establishment (distribution facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District.

Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

162-32-101-028

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3670 Oquendo Road
- Site Acreage: 1.1
- Project Type: Cannabis distribution facility
- Number of Stories: 2
- Square Feet: 28,420
- Parking Required/Provided: 30/38

History & Site Plan

The site plan depicts a developed industrial parcel which consists of an existing automotive related use which was established via ZC-1618-03. The existing building is located in the north and northeast portions of the parcel with parking located to the south and west (covered) of the building. Access to the property is via a driveway from Oquendo Road.

Landscaping

Street landscaping is provided in a planter behind an attached sidewalk along Oquendo Road. No additional landscaping is required with this request.

Elevations

The elevations depict a 2 story structure composed of concrete tilt-up panels with aluminum windows, roll-up doors, and a flat roof behind parapet walls.

Floor Plans

The floor plans depict a total area of 28,420 square feet with 3,000 square feet being utilized as the distribution facility, 4,000 square feet for the production facility, 7,400 square feet of office space, and the remaining 14,000 square feet for warehouse and future expansion.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that it is their belief that the surrounding properties will not be unduly effected by this facility nor will the proposed use negatively impact the health, safety, or welfare of the public.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1618-03	Reclassified the site to M-1 zoning for an industrial building	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Commercial Tourist	M-1	Industrial
South	Industrial	M-1	Industrial

Related Applications

Application Number	Request
UC-21-0107	A use permit for a cannabis establishment (production facility) 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

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

The separation survey indicates that all required separations are being met. The crime report indicates that there were 92 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

The applicant submitted the required security and transportation plans. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

Staff finds that the proposed cannabis distribution facility will not have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is in harmony with the goals and objectives of the Comprehensive Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

Department of Aviation

A portion of the property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA ORGANIC REMEDIES
CONTACT: ARC CONSULTING, 2620 REGATTA DRIVE, SUITE 102, LAS VEGAS, NV 89128

DRAFT



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		STAFF	APP. NUMBER: <u>UC-21-0108</u>	DATE FILED: <u>3-9-21</u>
<input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input checked="" type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> RETAIL CANNABIS STORE			PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>4-13-21</u>
		PROPERTY OWNER	TAB/CAC: <u>Paradise</u>	
			PC MEETING DATE: <u>—</u>	
			BCC MEETING DATE: <u>5-5-21</u>	
			FEE: <u>\$ 5,175</u>	
			NAME: <u>MM Oquendo LLC</u>	
			ADDRESS: <u>3670 W Oquendo Rd</u>	
			CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	
			TELEPHONE: <u>702-889-5051</u> CELL: <u>702-429-0580</u>	
			E-MAIL: <u>lisa@cdlvrnv.com</u>	

APPLICANT	NAME: <u>Nevada Organic Remedies, LLC</u>
	ADDRESS: <u>2015 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u> CELL: <u>702-287-3526</u>
	E-MAIL: <u>bwiegand@nvorganicremedies.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Jake McCre</u>
	ADDRESS: <u>2015 E. Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-708-1111</u> CELL: <u>702-271-8658</u>
	E-MAIL: <u>jmccrea@nvorganicremedies.com</u>
	REF CONTACT ID #: <u>197805</u>

ASSESSOR'S PARCEL NUMBER(S): 162-32-101-028

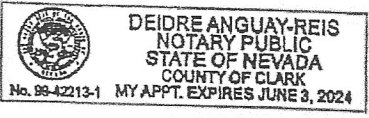
PROPERTY ADDRESS and/or CROSS STREETS: 3670 W. Oquendo Rd., Las Vegas, NV 89118

PROJECT DESCRIPTION: Combination of Cannabis Production + Distribution + Corporate Offices

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

[Signature]
 Property Owner (Signature)* BRIAN M COLLINS
 STATE OF NEVADA
 COUNTY OF CLARK
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 20, 2021 (DATE)
 By BRIAN M. COLLINS
 NOTARY PUBLIC: Deidre Anguy-Reis



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

APR-21-100082



BRITAIN, 2021

February 16, 2021

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: Nevada Organic Remedies Production Facility / APN 162-32-101-028

To Whom It May Concern:

On behalf of my client, Nevada Organic Remedies (NOR, LLC), please accept the following letter of justification for a special use permit to operate a cannabis production facility at 3670 W. Oquendo Rd. (APN 162-32-101-028). The applicant intends to relocate an existing Clark County and state issued production license currently at 3705 E. Post Road to the above Las Vegas address, which will also serve as a distribution location. The applicant also intends on relocating its corporate offices to 3670 W. Oquendo from 2015 E. Windmill Lane.

This location is also in need of a cannabis distribution special use permit. However, upon the submittal of this application, Clark County did not have an SUP category for cannabis distribution. After talking with Jennifer Ammerman, and discovering Clark County was proceeding with amending their code to now provide for this type of SUP, Jennifer advised us to make mention of the discussion and request the SUP be added to this application.

As the property is already zoned for Light Manufacturing (M-1), a zone change will not be necessary.

As indicated in our separation distance survey, it meets requirements of title 30 by being more than 1,000 feet from the closest school, and more than 300 feet from a community facility. There are no existing residential uses within a 600-foot radius from the property. Further, the property is in a predominantly manufacturing area and will not be open to the public; nearby cannabis uses will not create any undue harm on the property, nor will the public access needs of the property create any undue harm on any nearby businesses.

The proposed location at 3670 W. Oquendo is an existing structure currently occupied by an automotive related use, which consists of approximately 28,420 square feet, with 3,000 square feet comprising distribution facility area, 4,000 square feet comprising production facility area, 7,400 square feet comprising office area, and the remaining 14,000 square feet comprising warehouse storage space and future expansion. As can be seen on our site plan, very few interior modifications will be made with no modifications to the exterior.

The attached Crime Report shows 92 occurrences over 60 days. The applicant's presence and the current occupant's absence will have no negative effects on the area's rate of criminal activity. The applicant will utilize a robust security system of exterior and interior cameras which will be monitored 24hrs a day.

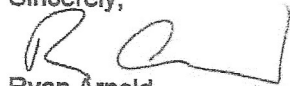
3

Parking on the subject site consists of 38 spaces. Code requires a minimum of 1 space per employee of the shift with the greatest number of employees. Applicant will have no more than 30 employees on site during the shift with the greatest number of employees.

We feel adjacent properties will have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and Clark County regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare.

If you have any questions, please feel free to contact me at 702-269-5888.

Sincerely,



Ryan Arnold

3
11
1

RESTAURANT
(TITLE 30)

UPDATE
LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:

HOLDOVER USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-32-802-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce parking to 26 spaces (previously notified as 22 spaces) with initial construction where a minimum of 36 spaces (previously notified as 27 spaces) are required per Table 30.60-1 (a 27.8% reduction previously notified as an 18.5% reduction).
- b. Reduce parking to 20 spaces due to future off-site improvements for Las Vegas Boulevard South where a minimum of 27 spaces are required per Table 30.60-1 (an 25.9% reduction) (no longer needed).
2. a. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
- b. Permit alternative landscaping adjacent to Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
3. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6214 Las Vegas Boulevard South
- Site Acreage: 1.2
- Project Type: Restaurants
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3442
- Parking Required/Provided: 35/26

Site Plans

The plans depict a commercial building that will be divided into 2 lease spaces with the intent for the building to be used for separate restaurants. **The lease spaces will be divided between the northern and southern portions of the building with the lease space on the southern portion of the building having a drive-thru service.** The use permit requests for retail sales, services, and offices will allow options for future tenants. The lot currently has an area of 1.2 acres; however, the eastern (approximately) 200 feet of the parcel will be part of the future right-of-way dedication for Las Vegas Boulevard South, therefore, the proposed building will be located on the central portion of the western half of the parcel. Access to the site will be provided by proposed driveways from Las Vegas Boulevard South. There will also be a shared access with the existing development to the north and a future shared access for the parcel to the south. Parking for the proposed building is located along the west and south property lines of the parcel and to the east in front of the proposed building. **The drive-thru service for the southern lease space is entered at the northwest corner of the building traveling along the west and south sides of the building and exiting into the common drive aisle along the south side of the building. The menu and order board for the drive-thru service is located at the southwest corner of the building and the pick-up window is located on the southeast corner of the building.** Based on the plans there is queuing for about 2 vehicles from the entrances to the drive-thru service lanes to the menu and order boards.

Waivers of development standards #1b is no longer required due to the submittal of revised plans which eliminate the need for the waiver. Waiver of development standards #3 is in conjunction with future off-site improvements when Las Vegas Boulevard South is fully improved. The plan depicts the future driveway location when Las Vegas Boulevard South is widened. There are no immediate plans to improve this portion of Las Vegas Boulevard South, and it could be several years before changes would take place to the driveway and parking lot.

Landscaping

Las Vegas Boulevard South is an arterial street, and per Code, a 15 foot wide landscape area with a detached sidewalk is required for the site. The plans depict an attached sidewalk within the right-of-way for Las Vegas Boulevard South, which matches the existing development to the north. The plan is depicting a minimum **6 foot** wide landscape area along Las Vegas Boulevard South consisting of trees, shrubs, and groundcover. Landscaping within the parking lot is required per Figure 30.64-14, which requires 1 large tree per every 6 parking spaces, or 1

medium tree per every 4 parking spaces, or a combination of large or medium trees. The plan is depicting a combination of large, medium, and small trees on the site and the proposed combination does not comply with the required number of large and/or medium trees needed for the 26 parking spaces.

Elevations

The plans depict a 1 story building with a maximum height of 25 feet. The building has a flat roof behind parapet walls and the exterior of the building has a stucco finish painted in natural colors. The front of the building faces east toward Las Vegas Boulevard South, and the entrances to the lease spaces consist of aluminum and glass storefronts.

Floor Plans

The plans depict a commercial building with an area of **3,512 square feet** to be divided into 2 lease spaces for separate restaurants. The floor plan indicates that the northern lease space will have an area of **2,170 square feet** and the southern lease space will have an area of **1,272 square feet**. The remaining 70 square feet is for a utility area for the building. **The plan depicts 313 square feet of the northern lease space designated for customer seating and 175 square feet of the southern lease space designated for customer seating.**

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will benefit the community and will help to improve the appearance of the area. The planned primary use for the proposed building is for restaurants with most of the business for the southern lease spaces being from the drive-thru service. Therefore, the 36 parking spaces required by Code will be excessive for the location and the proposed 26 parking spaces will be adequate for the restaurants. The landscaping waivers are necessary because of the limited street frontage of the parcel, the design of the driveways to access the site, the drive aisle for on-site traffic circulation, and an existing drainage swale which reduces the available planting area. The proposed landscaping for the site was designed around these site constraints.

Prior Land Use Requests

Application Number	Request	Action	Date
RS-20-500129	Record of survey for Las Vegas Boulevard South - recorded November 10, 2020	Approved PW Mapping	November 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	H-1	Convenience store, gasoline station, & restaurant
South & West	Industrial	M-1	Storage yard
East	Public Facilities	P-F	McCarran International Airport

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

The intended use of the site is for restaurants with drive-thru service. The use permit requests for retail sales, services, and offices are to allow for possible alternative uses for the lease spaces depending on demand of future tenants. All these uses are consistent and compatible with other developments in the area. Staff finds the uses are appropriate at the proposed location and can support the use permits.

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

The applicant is stating that the intended use for the site is fast food restaurants where most of the business will be provided by the drive-thru service for the southern lease space. Based on this premise the applicant is requesting a waiver of development standards to reduce parking for the site. There are some restaurant businesses which do most of their business via drive-thru service and can operate with fewer parking spaces than required by Code. However, staff finds that the applicant has not provided sufficient justification to support their request. **The plans depict 2 lease spaces for restaurants within the building with only 1 lease space providing a drive-thru service.** Staff finds the site is not large enough to support the proposed development adequately for parking and on-site circulation. **Therefore, staff does not support the parking reduction.**

Waiver of Development Standards #1b

Revised plans were submitted for this project and this waiver is no longer needed.

Waiver of Development Standards #2a & #2b

The width of the lot, future right-of-way dedication for Las Vegas Boulevard South, and the existing drainage swale are all unique circumstances for this site. Similar waivers for the alternative landscaping along Las Vegas Boulevard South have been approved for other developments in the area. McCarran International Airport is located across the street from this

site and no landscaping has been provided along this portion of Las Vegas Boulevard South for the airport. The existing development on the adjacent property to the north has similar parking lot landscaping to the proposed development. Therefore, staff finds the proposed landscaping will be consistent and compatible with existing developments in this area and can support these waivers.

Design Review

Staff is concerned with the proposed design of the building and the drive-thru service lane. Staff finds there is insufficient stacking distance between the entrance to the drive-thru service lane and the menu and order board. There is the potential for vehicles queuing into the drive-thru lane blocking the drive aisle and impeding on-site traffic circulation. Additionally, staff does not support the proposed parking reduction, which is necessary due to the size of the proposed building. Therefore, staff believes this site is not large enough to safely accommodate 2 restaurants and does not support the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is required to dedicate to Clark County their proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Clark County Transportation Element. Until the Las Vegas Boulevard South improvements occur, staff has no objection to the reduction in the throat depth for the commercial driveway. The applicant was made aware that as designed, the functionality of the site will be impacted when Las Vegas Boulevard South is fully improved.

Department of Aviation

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

MORE IMPORTANTLY, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action CANNOT occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B]).

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

Staff Recommendation

Approval of the use permits, waivers of development standards #2a, #2b, and #3; denial of waiver of development standards #1a and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- **Once the use has commenced there shall be no time limit to commence waiver of development standards #3;**
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- 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; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- 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 (trash enclosure doors impede on access lane).

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 #0335-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

PLANNING COMMISSION ACTION: April 6, 2021 – HELD – To 05/04/21 – per the applicant.

APPLICANT: PHOENIX REALTY HOLDINGS, LLC
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the allowed projection from a wall for a projecting sign.

DESIGN REVIEW for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-401-007

WAIVER OF DEVELOPMENT STANDARDS:

Allow a projecting sign to extend 4 feet from a building where a maximum of 3 feet is permitted per Table 30.72-1 (a 33.3% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3791 Las Vegas Boulevard South
- Site Acreage: 0.7
- Project Type: Projecting sign for the T-Mobile store within the Showcase Mall
- Sign Area (square feet): 12.5

Site Plans

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 490 feet north of Tropicana Avenue. This is a request for a projecting sign for one of the tenants within the shopping center, the T-Mobile store. The proposed sign is located on the south side of the store front for the lease space, which faces Las Vegas Boulevard South, and is approximately 50 feet north of the southern property line for the parcel. The southern property line for the parcel is adjacent to a landscape area located on the

north side of the southernmost driveway for the MGM Grand Resort Hotel on Las Vegas Boulevard South.

Signage

The plans depict an approximately 12.5 square foot projecting sign for the T-Mobile store, which is the only projecting sign proposed for the store. The sign is a custom cabinet that is internally illuminated, and the sign faces display the T-Mobile logo. The sign projects approximately 4 feet from the building and is located approximately 12.5 feet above the sidewalk. Per Table 30.72-1 each tenant of the shopping center is allowed to have 1 projecting sign with a maximum area of 32 square feet to be located a minimum of 9 feet above a sidewalk. However, the sign is allowed a maximum projection of 3 feet, which requires the waiver of development standards to increase the projection.

Applicant's Justification

The applicant indicates the proposed sign is needed to help identify the store location for pedestrians and vehicle traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0816-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase mall for a building addition and to modify the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with façade change to a portion of the site	Approved by BCC	October 2016

There have been several other land use applications for this site. The applications listed above are the most recent.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Portions of the Showcase Mall
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	New York New York and Park Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Code allows alternative sign standards to be approved within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed projecting sign is compatible with other signs in the area and is in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor; therefore, staff can support this request.

Design Review

Staff finds that the proposed sign is compatible with the existing developments along Las Vegas Boulevard South and complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding developments. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway, therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

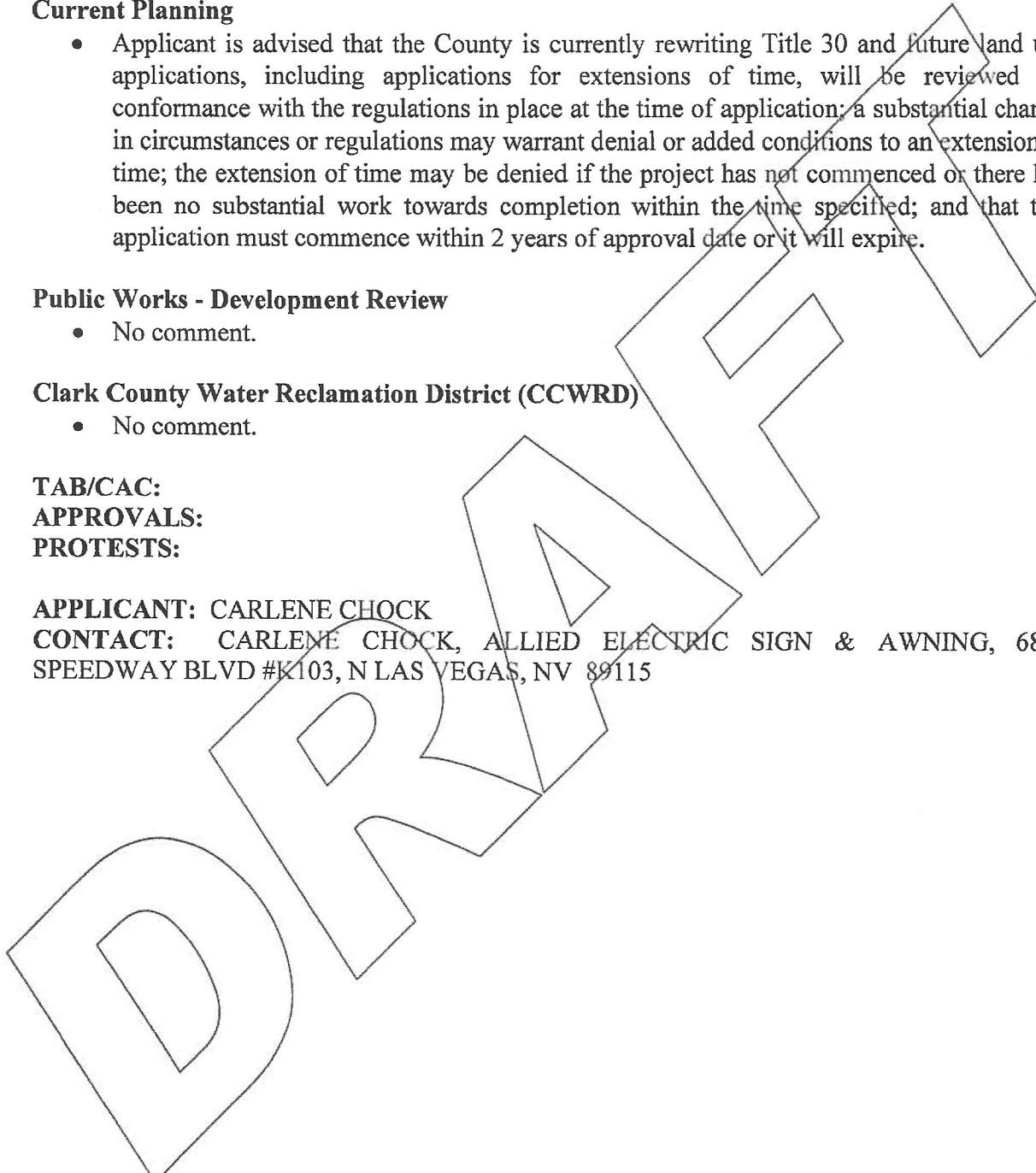
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARLENE CHOCK

CONTACT: CARLENE CHOCK, ALLIED ELECTRIC SIGN & AWNING, 6845 SPEEDWAY BLVD #K103, N LAS VEGAS, NV 89115



05/18/21 PC AGENDA SHEET

SIGNAGE AND LIGHTING
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0144-AMERICA FIRST FEDERAL CREDIT UNION:

DESIGN REVIEWS for the following: 1) signage; and 2) lighting for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-23-401-003

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Signage and lighting
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,300 (Credit Union)
- Parking Required/Provided: 112/123

Site Plans

The approved plans depict a proposed building for a future branch of America First Credit Union to be in the southwest portion of the lot. The overall site was originally approved through a zone change application (ZC-0633-17) that included waivers for throat depth and a design review for a commercial center. A condition of approval stated that all individual pad sites required a design review as a public hearing. Pad A is located on the southeast corner adjacent to the driveway access; Pads B and C are located 10 feet from the east property line; and Pads D and E are located on the northwest corner and west side of the subject site respectively. The plans show parking spaces distributed throughout the site. Five foot wide pedestrian walkways are shown throughout the development, providing connection between the proposed bank building, the pad

sites, and sidewalks along Silverado Ranch Boulevard and Maryland Parkway. Access to the site is provided by 2 driveways, with 1 driveway from Maryland Parkway and 1 driveway from Silverado Ranch Boulevard. Loading spaces are shown adjacent to the south exterior of Pad B and adjacent to the west exterior of Pad D. The proposed credit union building will also provide drive-thru banking services with dedicated one-way traffic and signage to help direct traffic.

Landscaping

The landscape plan is already approved with the previous application. There are existing attached sidewalks along Maryland Parkway and Silverado Ranch Boulevard. The plans show 15 foot wide landscape areas along Maryland Parkway and Silverado Ranch Boulevard. A minimum 10 foot wide landscape area consisting of Evergreen trees is located along the north half of the east property line, adjacent to the existing residential development. The plans show a proposed 6 foot high decorative masonry wall and a 10 foot wide landscape area consisting of large Evergreen trees on the north side of the site, and the south side of Gary Avenue. The Evergreen trees will provide the required screening buffer adjacent to the existing residential development across Gary Avenue. Parking lot landscaping complies with Code.

Elevations

The approved plans show a 1 story bank building with a flat roof behind a parapet wall. The exterior of the building will be constructed of a mix of brick, stone, glass fiber reinforced concrete, tinted glass windows and doors with different types of glazing and metal roofing.

The proposed signage includes freestanding directional signs, front entry signs, drive-thru portico signs, wall signs, and a double sided digital monument sign. The 6 freestanding directional signs will be constructed of aluminum fabrication with blue metallic materials with satin finish. The 3 drive-thru portico cabinet signs will measure approximately up to 200 square feet each and are constructed of clear acrylic face with aluminum pan cabinet and LED lighting. A total of 3 wall signs are proposed on the west, south, and east exterior and each will measure approximately 66 square feet to 121 square feet. The double sided monument sign located along Maryland Parkway will be up to 8 feet in height, approximately 55 square feet and constructed with a concrete base with cap, illuminated logo with acrylic face.

Lighting

The lighting provided by the applicant shows a design that will avoid adverse light pollution adjacent to the adjacent residential buildings. The plans depict the type of lighting, approximate heights of lighting fixtures, illuminated signage and a photometric plan demonstrating compliance with the Development Code. The finished exterior parts are protected by a zinc finish providing for corrosion resistance and weathering. The proposed pole lighting will be up to 25 feet in height, the maximum allowed per Code.

Applicant's Justification

Per the applicant's justification letter, zone change application (ZC-0633-17) and patent easement vacation and abandonment application (VS-0634-17) was approved for this property back in November 2017. As part of these applications a design review was required for signage and lighting approval. America First Credit Union will only be constructing a portion of the overall site at this time; therefore, the signage and lighting package only covers what will be

constructed with the development of this branch. This signage and lighting review will run concurrently with the Public Works off-site Permit (PW-20-19476).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0975	Waivers for modified driveway design standards, and design review for financial services building	Approved by PC	February 2020
VS-0634-17	Vacated and abandoned patent easements	Approved by BCC	November 2017
ZC-0633-17	Reclassified from R-E to C-1 zoning with a waiver for modified street improvements, and design review for a proposed bank building and 5 pad sites	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	C-1 & RUD	Commercial retail & single family residential
West	Commercial General	C-2	CVS store & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The provided photos show that both the lighting and the signage do not produce excess light spillage and find that both the lighting and signage are harmonious to the site. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Fire Prevention

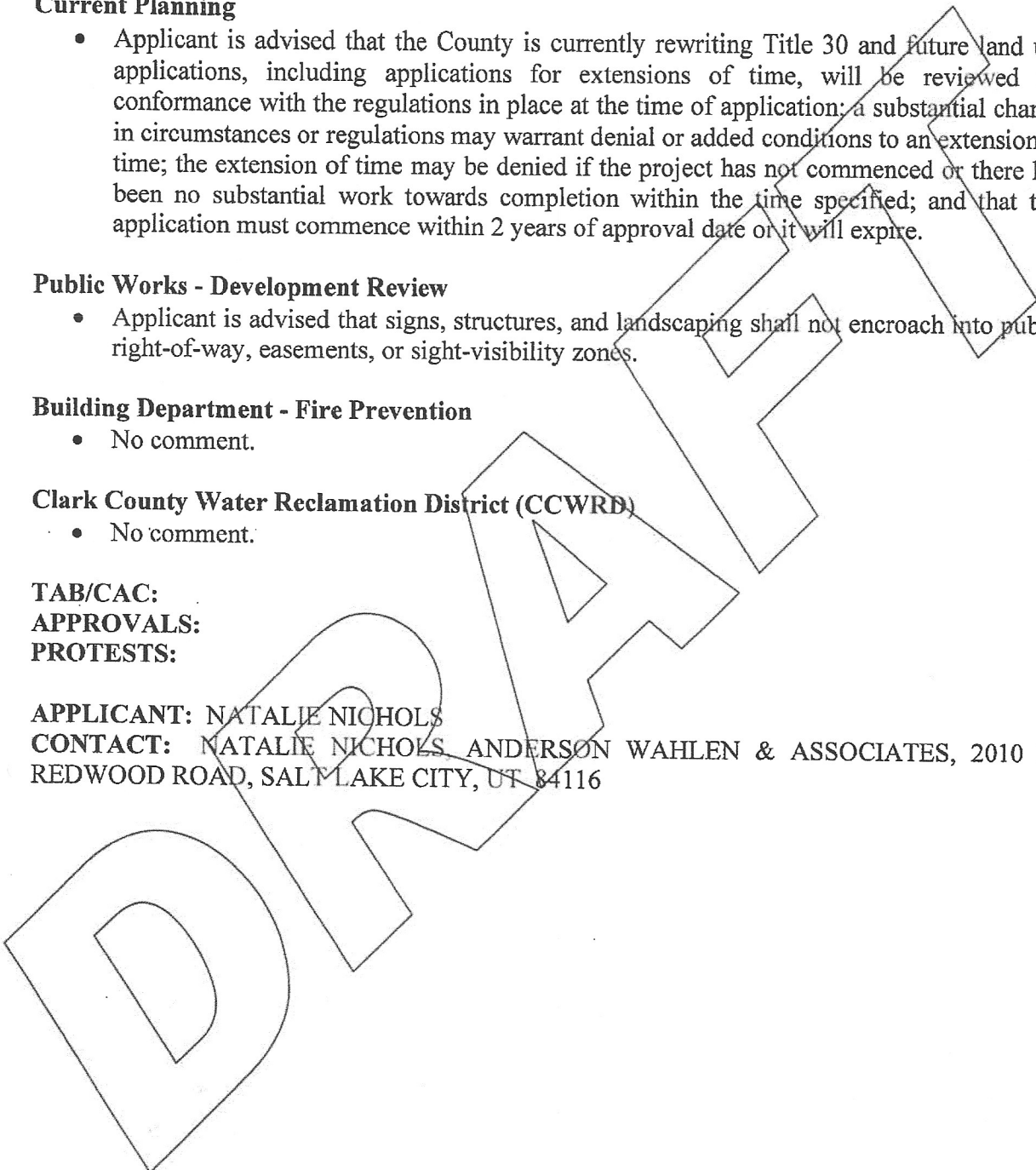
- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: NATALIE NICHOLS
CONTACT: NATALIE NICHOLS, ANDERSON WAHLEN & ASSOCIATES, 2010 N.
REDWOOD ROAD, SALT LAKE CITY, UT 84116**



05/18/21 PC AGENDA SHEET

EASEMENT
(TITLE 30)

BERMUDA RD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0154-SERENE, LLC:

VACATE AND ABANDON easement of interest to Clark County located between Bermuda Road and Pollock Drive, and between Serene Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

177-22-313-001 through 177-22-313-368; 177-22-314-001 through 177-22-314-240

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate the existing drainage easement that varies in width and is located adjacent to the property lines on the west, south, and east sides of the parcels. The drainage easement range in width up to being 50 feet wide. A new drainage easement will be dedicated with a final map for the property.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0155	Changes to 2 adjacent existing condominium complexes including reclassifying 19.4 acres to R-4 zoning	Approved by BCC	June 2020
TM-0201-04	240 unit condominium residential complex on the northwest portion of the site	Approved by PC	May 2004
DR-0866-02	240 unit apartment complex on the northwest portion of the site	Approved by BCC	August 2002
ZC-0816-01	Reclassified the northwest portion of the site from R-3 to R-4 zoning for a multiple family residential development	Approved by BCC	December 2001

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0298-01	368 unit condominium residential complex on the east and south sides of the site	Approved by PC	December 2001
UC-1262-01	Changed the existing 368 apartment complex to planned unit development condominium development	Approved by PC	December 2001
DR-0715-99	Multiple family residential development	Approved by PC	July 1999
ZC-0869-96	Reclassified the site to R-3 zoning	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	C-2	Shopping center
West	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-2	Detention basin & single family residential

Related Applications

Application Number	Request
WS-21-0112	A waiver of development standards for height in conjunction with a new gym building is a companion item on this agenda.
TM-20-500187	A tentative map for the condominium complex in the southeast portion of the site is a companion item on this agenda.
TM-20-500188	A tentative map for the condominium complex in the northwest portion of the site 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

Public Works - Development Review

Staff has no objection to the vacation of a public drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0154</u>	DATE FILED: <u>3-31-2021</u>
		PLANNER ASSIGNED: <u>BBB</u>	TAB/CAC DATE: <u>4:27 7pm</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>5-18-2021 7pm</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Serene Limited Liability Company Contact: Rick Barron</u>
	ADDRESS: <u>801 South Rancho Drive, Suite E4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u> CELL: _____
	E-MAIL: <u>RickBarron@SignatureHomes.com</u>

APPLICANT	NAME: <u>Signature Homes Contact: Rick Barron</u>
	ADDRESS: <u>801 South Rancho Drive, Suite E4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6062</u> CELL: _____
	E-MAIL: <u>RickBarron@SignatureHomes.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus Contact: Kathrine Logan</u>
	ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u>
	E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u>
	REF CONTACT ID #: <u>164876</u>

ASSESSOR'S PARCEL NUMBER(S): 177-22-313-001 through 368 and 177-22-314-001 through 240

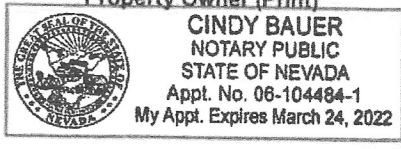
PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of E Serene Ave and Bermuda Rd

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.

[Signature]
Property Owner (Signature)*

BRIAN R. PLASTER
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark



SUBSCRIBED AND SWORN BEFORE ME ON 01-22-21 (DATE)

By Brian R. Plaster
NOTARY PUBLIC: Cindy Bauer

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

APR-21-100205

February 18, 2021



Clark County Government Center
Attn: Current Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

VS-21-0154
PLANNER
COPY

**Re.: Copper Creek Phase 1
Justification Letter for Vacation
APNs 177-22-313-001 through 368 & 177-22-314-001 through 240**

Dear Staff,

On behalf of our client, Signature Homes, we are requesting review and approval of a Vacation in support of the development of subject property. Please note that the subject property will have a tentative map and design review as companion items.

The project site is a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the North Half (N $\frac{1}{2}$) of Section 22, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada commonly known as APNs 177-22-313-001 through 368. The project consists entirely of 19.36 gross/net acres and is generally located southeast of the intersection of East Serene Avenue and Bermuda Road.

Project Description

The project site is currently zoned Multiple-Family Residential High Density (R-4) with a Land Use of Residential High (RH). The parcel is bounded on the north, south and east by existing single-family detached development (zoned R-2, land use RS), and to the west by existing single-family detached development (zoned R-2, land use RS) and undeveloped land that appears to be a drainage facility owned by Clark County (zoned P-F, land use PF).

The project site consists of three hundred eighty-six (386) condominium units encompassing the entire site. The density of 22.04 DU/AC was established by combining Phases 1 and 2 of Copper Creek (TM-20-500187 & TM-20-500188), per NZC-20-1055, which does not exceed the maximum density of 25 units per acre allowed within a typical R-4 development within Clark County. The project site utilizes existing internal 24' private drive aisles that have one point of access to Serene Avenue and two points of access to Bermuda Road.

Vacation

This vacation application is respectfully requesting to vacate the public drainage easement at the south of end of the site, which is no longer required. This easement is being vacated at the request of Clark County. The necessary drainage easement will be dedicated with the new final map for this project, to be privately maintained.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296 x127.

Sincerely,



Kathrine Logan
Entitlements Coordinator

VS-21-0154
PLANNER
COPY

05/18/21 PC AGENDA SHEET

GYM BUILDING
(TITLE 30)

BERMUDA RD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0112-SERENE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new gym building in conjunction with a multiple family development on 27.9 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise.
MN/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

177-22-313-001 through 177-22-313-368, 177-22-314-001 through 177-22-314-240

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 39 feet where 35 feet is the maximum allowed per Table 30.40-3 (an 11% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9490 Bermuda Road
- Site Acreage: 27.9
- Number of Units: 386
- Density (du/ac): 22.04 (established by creating cross access between 2 condominium complexes per NZC-20-0155)
- Project Type: Gym building in conjunction with a condominium development

Site Plan

The proposed gym is located mid-site in the main portion of the condominium complex. The new building will be located east of the existing clubhouse with the pool area separating the 2 buildings. The new gym area will be for residents only and will be walkable from all areas of the condominium complex.

Landscaping

No new landscaping is required as part of this application.

Elevations

The elevations depict a 2 story, approximately 39 foot tall building with a roof deck. There is a varying flat roofline and architectural elements are present on all 4 sides of the building. Construction materials consist of stucco finished walls with decorative stone veneer accents and window articulation.

Floor Plans

The first floor consists of 5 cabanas that face out toward the pool area. In addition, there is a sauna room, steam room, cool down area, and group gathering area. The second floor has a weight room, yoga area, and restrooms. The roof deck has a wet bar, 2 fire pit areas, an outdoor lounge, and a covered deck area.

Applicant's Justification

The applicant indicates that the gym building will be consistent in design, scale, height, color and character with the other buildings on-site. In addition, the building will be screened from adjacent properties by the residential buildings within the community.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0155	Changes to 2 adjacent existing condominium complexes including reclassifying 19.4 acres to R-4 zoning	Approved by BCC	June 2020
TM-0201-04	240 unit condominium residential complex on the northwest portion of the site	Approved by PC	May 2004
DR-0866-02	240 unit apartment complex on the northwest portion of the site	Approved by BCC	August 2002
ZC-0816-01	Reclassified the northwest portion of the site from R-3 to R-4 zoning for a multiple family residential development	Approved by BCC	December 2001
TM-0298-01	368 unit condominium residential complex on the east and south sides of the site	Approved by PC	December 2001
NC-1262-01	Changed the existing 368 apartment complex to planned unit development condominium development	Approved by PC	December 2001
DR-0715-99	Multiple family residential development	Approved by PC	July 1999
ZC-0869-96	Reclassified the site to R-3 zoning	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	C-2	Shopping center
West	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-2	Detention basin & single family residential

Related Applications

Application Number	Request
TM-20-500188	A tentative map for the condominium complex in the northwest portion of the site is a companion item on this agenda.
TM-20-500187	A tentative map for the condominium complex in the southeast portion of the site is a companion item on this agenda.
VS-21-0154	A vacation and abandonment of a drainage easement 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

Waiver of Development Standards

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

Staff finds that the request to allow 39 feet where 35 feet if allowed is insignificant when considering the location of the structure. The new building will be over 280 feet from the right-of-way for Bermuda Road and over 260 feet from the existing single family residences to the east. In addition, existing buildings on-site will block any views of the new building from the street and residential properties. Therefore, staff can support the increase in building height.

Design Review

The new gym building is centrally located, which will provide easy walking distances for all units within the complex. In addition, the materials employed for the new building compliment the existing buildings to provide a cohesive overall development. Staff can support the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- 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.

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: SIGNATURE HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**



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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0112</u> DATE FILED: <u>3/31/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/27/21</u> PC MEETING DATE: <u>5/18/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Serene Limited Liability Company</u> Contact: Rick Barron ADDRESS: <u>801 South Rancho Drive, Suite E4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: _____ E-MAIL: <u>RickBarron@SignatureHomes.com</u>
	APPLICANT NAME: <u>Signature Homes</u> Contact: Rick Barron ADDRESS: <u>801 South Rancho Drive, Suite E4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: _____ E-MAIL: <u>RickBarron@SignatureHomes.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Actus</u> Contact: Kathrine Logan ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>164876</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-22-314-001 through 240 and 177-22-313-001 through 368
 PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of E Serene Ave and Bermuda Rd
 PROJECT DESCRIPTION: Proposed gym building in existing condominium community

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

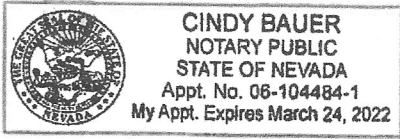
[Signature]
 Property Owner (Signature)*

BRIAN PLASTER
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12-28-20 (DATE)

By Brian Plaster
 NOTARY PUBLIC: Cindy Bauer



*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.

February 25, 2021



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Jared Tasko, AICP, LEED Green Assoc.
Principal Planner
Clark County Comprehensive Planning Dept.
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Copper Creek Gym Building
Justification Letter for Design Review and Waiver of Standards
APNs 177-22-313-001 through 368 and 177-22-314-001 through 240**

Dear Jared,

On behalf of our client, Signature Homes, we are requesting review and approval of a Design Review and Waiver of Standards for the addition of a gym building for subject property. Please note that the subject property will have a tentative map and vacation as companion items.

The project site is a portion of the Southwest Quarter (SW $\frac{1}{4}$) of the North Half (N $\frac{1}{2}$) of Section 22, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada commonly known as APNs 177-22-313-001 through 368. The project consists entirely of 19.36 gross/net acres± and is generally located southeast of the intersection of East Serene Avenue and Bermuda Road.

Project Description

The project site is currently zoned Multiple-Family Residential High Density (R-4) with a Land Use of Residential High (RH). The parcel is bounded on the north, south and east by existing single-family detached development (zoned R-2, land use RS), and to the west by existing single-family detached development (zoned R-2, land use RS) and undeveloped land that appears to be a drainage facility owned by Clark County (zoned P-F, land use PF).

The project site consists of three hundred eighty-six (386) condominium units encompassing the entire site. The density of 22.04 DU/AC was established by combining Phases 1 and 2 of Copper Creek (TM-20-500187 & TM-20-500188), per NZC-20-1055, which does not exceed the maximum density of 25 units per acre allowed within a typical R-4 development within Clark County. The project site utilizes existing internal 24' private drive aisles that have one point of access to Serene Avenue and two points of access to Bermuda Road.

Design Review

This design review application is for the proposed three-story gym building, which will be solely for the use of the residents of the Copper Creek condominium complex. The building shall be designed to be appropriate in scale and design to the surrounding multi-family buildings.

Waiver of Standards

The applicant is requesting a waiver of development standards for overall building height. We are requesting to allow a maximum height of thirty-nine feet (39'), where thirty-five (35') is allowed (*Title 30 Table 30.40-3*, an 11% increase). The design, arrangement and location of the building is sufficiently consistent in design, scale, height, color, character, and sitting with other buildings in the area so as to avoid abrupt or severe differences or incompatibilities. The gym building is located more than fifteen feet (15') from any residential building. In addition, the building will be screened from the public right-of-way and adjacent communities by the residential buildings within the community. Rooftop amenities provided as a part of the gym building will become a central outdoor gathering place and benefit the entire subdivision.

Please find enclosed elevations that offer varying roof lines and architectural elements on all four sides. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and a flat roof with parapets.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296 x127.

Sincerely,



Kathrine Logan
Entitlements Coordinator

COPPER CREEK CONDOMINIUMS - PHASE 1
(TITLE 30)

UPDATE
BERMUDA RD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500187-SERENE, LLC:

HOLDOVER TENTATIVE MAP consisting of 386 condominium units and common lots on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise.
MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
177-22-313-001 through 177-22-313-368

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9490 Bermuda Road
- Site Acreage: 19.4
- Number of Units: 386
- Density (du/ac): 22.04 (established by creating cross access between 2 condominium complexes per NZC-20-0155)
- Project Type: Condominium complex

The tentative map depicts the addition of 18 units to an existing 368 unit multi-building condominium complex, which creates a total of 386 units. Interior to the complex, 8 existing standalone garage buildings were removed, and new garage units were added with residential units above. Other changes include adding cross access with the adjacent condominium complex to the northwest, adding a pedestrian gate on Serene Avenue to the north, and adding additional trees and landscaping along the east property line **and adding a new gym building to the east of the existing clubhouse.** Access to the site is provided from a driveway on Bermuda Road.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0155	Changes to 2 adjacent existing condominium complexes including reclassifying 19.4 acres to R-4 zoning	Approved by BCC	June 2020

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0298-01	368 unit condominium residential complex	Approved by PC	December 2001
UC-1262-01	Changed the existing 368 apartment complex to planned unit development condominium development	Approved by PC	December 2001
DR-0715-99	Multiple family residential development	Approved by PC	July 1999
ZC-0869-96	Reclassified the site and the adjacent site to the northwest to R-3 zoning	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	C-2	Shopping center
West	Residential Urban Center, (18 du/ac to 32 du/ac), Public Facilities, & Residential Suburban (up to 8 du/ac)	R-4, P-F, & R-2	Condominium complex, detention basin, & single family residential

Related Applications

Application Number	Request
TM-20-500188	A tentative map for the adjacent condominium complex to the northwest is a companion item on this agenda.
WS-21-0112	A waiver of development standards for height in conjunction with a new gym building is a companion item on this agenda.
VS-21-0154	A vacation and abandonment of a drainage easement 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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Install signage at the western Serene Avenue driveway indicating that the driveway is for residents only.
- Applicant is advised that off-site permits may be required.

Current Planning Division - Addressing

- Adding additional units to an existing condominium project may require the unit numbers to be re-assigned to all units to ensure continuity;
- The unit numbers shall be reviewed and approved during the final map process.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed humps not allowed), and any other fire apparatus access roadway obstructions; and 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 #0133-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – No Date – per the applicant.

APPLICANT: SERENE, LLC

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300, LAS VEGAS, NV 89120

COPPER CREEK CONDOMINIUMS - PHASE 2
(TITLE 30)

UPDATE
BERMUDA RD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500188-SERENE, LLC:

HOLDOVER TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
177-22-314-001 through 177-22-314-240

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9400 Bermuda Road
- Site Acreage: 8.5
- Number of Units: 293
- Density (du/ac): 22.04 (established by creating cross access between 2 condominium complexes per NZC-20-0155)
- Project Type: Condominium complex

The tentative map depicts changes to an existing 240 unit condominium complex. Changes include removing 12 total units in 2 existing condominium buildings and adding a 65 unit condominium building at the northwest corner of the site (southeast corner of Bermuda Road and Serene Avenue). An existing driveway from Serene Avenue will become an underground entrance to the new 65 unit condominium complex. Also, cross access will be added to the adjacent condominium complex to the east and south. An existing driveway entrance from Bermuda Road will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0155	Changes to 2 adjacent existing condominium complexes including reclassifying 19.4 acres to R-4 zoning	Approved by BCC	June 2020

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0201-04	240 unit condominium residential complex	Approved by PC	May 2004
DR-0866-02	240 unit multiple family complex	Approved by BCC	August 2002
ZC-0816-01	Reclassified the site from R-3 to R-4 zoning for a multiple family residential development	Approved by BCC	December 2001
DR-0715-99	Multiple family residential development	Approved by PC	July 1999
ZC-0869-96	Reclassified the subject site and the adjacent site to the east and south to R-3 zoning	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South & East	Residential High (8 du/ac to 18 du/ac)	R-4	Condominium complex
West	Public Facilities	P-F	Detention basin

Related Applications

Application Number	Request
TM-20-500187	A tentative map for the adjacent condominium complex to the southeast is a companion item on this agenda.
WS-21-0112	A waiver of development standards for height in conjunction with a new gym building is a companion item on this agenda.
VS-21-0154	A vacation and abandonment of a drainage easement 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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant to work with Public Works to provide a suitable turn-around area at the Serene Avenue driveway;
- Drainage study and compliance;
- Traffic study and compliance;
- Install signage at the western Serene Avenue driveway indicating that the driveway is for residents only.
- Applicant is advised that off-site permits may be required.

Current Planning Division - Addressing

- Adding additional units to an existing condominium project may require the unit numbers to be re-assigned to all units to ensure continuity;
- The unit numbers shall be reviewed and approved during the final map process.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed humps not allowed), and any other fire apparatus access roadway obstructions; and that any 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 #0133-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – No Date – per the applicant.

APPLICANT: SERENE, LLC

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300,
LAS VEGAS, NV 89120

DRAFT

05/19/21 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

SPENCER ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0139-NASSIRI LIVING TRUST & NASSIRI FRED TRS:

USE PERMITS for the following: 1) place of worship; 2) daycare facility; and 3) school (pre-school).

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

DESIGN REVIEWS for the following: 1) place of worship with a daycare facility and pre-school; 2) alternative parking lot landscaping; and 3) finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-11-601-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking for a place of worship to 238 spaces where a minimum of 290 spaces are required per Table 30.60-1 (a 18% reduction).
2.
 - a. Waive landscaping adjacent to a less intensive use (along the north property line) where landscaping per Figure 30.64-11 is required.
 - b. Permit alternative landscaping with an attached sidewalk along a collector street (Spencer Street) where a landscape area with a detached sidewalk per Figure 30.64-17 is required.

DESIGN REVIEWS:

1. Place of worship with a daycare and pre-school.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 72 inches (6 feet) where a maximum increase of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7572 Spencer Street
- Site Acreage: 3.6
- Project Type: Place of worship with a daycare and pre-school
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 28,994
- Parking Required/Provided: 290/238

Site Plan

The plan depicts an odd shaped lot that is located between Spencer Street and an existing drainage channel. The curvilinear drainage channel located along the eastern portion of the site causes the parcel to get narrower between the northern property line to the southern property line, moving from west to east. The proposed building is located on the eastern portion of the site and is set back a minimum of 15.5 feet from the eastern property line and drainage channel, 82.5 feet from the northern property line, and 239 feet from Spencer Street (western property line). Parking for the facility is located on the western portion of the site and to the north of the building. Access to the site is provided from Spencer Street by a single driveway located in the central portion of the street frontage. There is an existing 15 foot wide drainage easement located along the north property line which prevents landscaping at this location and is the reason the applicant is requesting waiver of development standards #2a. The plans indicate that the greatest increase in finished grade is in the eastern portion of the lot, which is adjacent to the drainage channel. The facility is required to have a total of 290 parking spaces and 238 spaces are provided. The applicant submitted a parking analysis breaking-up the parking based on the use of the different areas of the building during the weekdays and for nights and weekends. Based on this parking analysis the facility requires 169 parking spaces during the weekdays and 235 spaces at night and on weekends.

Landscaping

The plan depicts an attached sidewalk along Spencer Street with a minimum 10 foot wide landscape area adjacent to the street consisting of trees, shrubs, and groundcover. There are no sidewalks with the existing development to the north and south of this site on the east side of Spencer Street; however, the existing developments on the west side of Spencer Street have attached sidewalks. A minimum 6.5 foot wide landscape area is depicted along the south property line and adjacent to the existing drainage channel along the eastern property line of the site. These landscape areas will consist of trees, shrubs, and groundcover. Additional landscaping areas are located within the parking areas, including those parking areas along the northern portion of the property, and adjacent to the building, which consists of trees, shrubs, and groundcover. Although the number of landscape fingers do not meet code, the required number of trees are provided.

Elevations

The building is 1 story with a maximum height of 34 feet. The building has a flat roof behind parapet walls which vary in height between 17 feet and 34 feet. The exterior of the building is a

combination of decorative metal siding, decorative block, and stucco finish. The color scheme will consist of variations of blues, grays, and whites.

Floor Plans

The building has a total area of 28,994 square feet. The largest room in the building is the gym/sanctuary which has an area of 12,264 square feet and is a multi-purpose area. During services this is the sanctuary with seating for 612. The seating can be removed and stored allowing the room to be used as a gym for the proposed daycare and pre-school or a large meeting room for church/community functions. There is 4,294 square feet of office space for the place of worship, the daycare, and pre-school. The plan depicts 5,495 square feet of classroom area which will be used for the place of worship for Sunday school and for the daycare and pre-school during the week. The remainder of the building will consist of meeting rooms, storage areas, restrooms, and other miscellaneous uses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed uses are compatible with the community. The request to waive landscaping adjacent to a less intense use along the northern property line is due to an existing 15 foot wide drainage easement which prevents planting trees along this property line. The required parking for the facility is based on the building being used at maximum occupancy at all times. A parking analysis indicates the peak use of the facility is nights and weekends and the portions of the building in use at these times will require a maximum of 235 spaces; therefore, the 238 spaces proposed for the facility will be adequate for parking demand. The increase in finished grade is necessary to level the site and provide proper drainage. The proposed landscaping and attached sidewalk along Spencer Street will be more harmonious with the existing developments in the area. The alternative parking lot landscaping will provide the required number of trees within the parking area without causing a further reduction in parking if the required landscape islands were provided as required per Figure 30.64-14. The approval of this request will allow for the development of a vacant in-fill parcel, which will improve the appearance of this neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0533-95	Place of worship - expired	Approved by PC	May 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & undeveloped
West	Residential Low (up to 3.5 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Places of worship, daycare facilities, and pre-schools are allowed uses in residential zoned areas if it can be determined that these uses will not have a negative effect on the adjacent properties. The site is adjacent to and accessed from Spencer Street, which is a collector street. Collector streets are intended for higher volumes of traffic; therefore, Spencer Street should be able to accommodate the traffic generated from this site. The site is over 3 acres in area which is large enough to accommodate the facility for the proposed uses depending on the design of the facility. The proposed height of the building at 35 feet is higher than the existing homes that abut the site, which are all 1 story. However, 35 feet is the maximum building height allowed in the R-E zone so the proposed height of the building is comparable to building heights that would be allowed on this site if it were subdivided and developed with single family residences. The mass of the building is larger than any of the homes on the abutting properties, but the proposed building will be set back a minimum of 82 feet from the closest residence and is situated on the parcel where it will have the least impacts on the abutting residences. Staff finds the uses are compatible with the existing development in the area, will not have an adverse effect on adjacent properties, and is therefore, appropriate for the location.

Waivers of Development Standards

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

Waiver of Development Standards #1

The facility is proposed for use as a place of worship, a daycare, and a pre-school with the place of worship being the primary use of the building. Based on the gross building area as a place of worship the development is required to have 290 parking spaces. However, portions of the

building will be in use at different times of the day and not all at once. A parking analysis submitted by the applicant depicts which portions of the building will be in use during the weekday and at nights and weekends. Based on this analysis the peak parking demand for the site will be 235 spaces during worship services at nights and on the weekends. The site will have 238 parking spaces which exceeds the peak demand per the parking analysis. Staff finds that the proposed parking reduction will not have a negative impact on the abutting properties and can support the parking reduction.

Waiver of Development Standards #2a

There are existing single family residences located along the northern property line of this site, which are less intense uses than the proposed facility. The Code requires a landscape buffer consisting of large Evergreen trees set 20 feet apart along the northern property line to buffer this site from these existing residences. There is an existing 15 foot wide private drainage easement located along the northern property line which prohibits the planting of trees along the northern property line. The existing 15 foot wide drainage easement is a unique and special circumstance for this property. To mitigate the impact of the proposed building on the existing residences the building will be set back 82 feet from the northern property line landscaping within the parking areas and adjacent to the building will help to soften the appearance of the building. Therefore, staff can support this request.

Waiver of Development Standards #2b

Spencer Street is a collector street and per Figure 30.64-17 a minimum 15 foot wide landscape area with a detached sidewalk is required adjacent to the street. The plan is depicting an attached sidewalk with a 10 foot wide landscape area. The parcels to the north and south of the site and across Spencer Street to the west consist of single family residences. On the east side of Spencer Street to the north and south of this site there are no sidewalks. There are several single family residences on the east side of Spencer Street that front the street with an assortment of landscaping within the front yards of these lots. The developments on the west side of Spencer Street consist of single family residences that back-up to the street. There is an existing attached sidewalk along the west side of Spencer Street and an approximately 5 foot wide landscape area consisting of shrubs and groundcover. The proposed attached sidewalk is consistent and compatible with the existing sidewalk in the area. The proposed 10 foot wide landscape area will also be consistent and compatible with landscaping for existing developments in this area. Therefore, staff can support this request.

Design Reviews #1 & #2

To help mitigate the height and mass of the building increased setbacks are being provided to the existing adjacent residences. The proposed building is being placed on the portion of the site where it will have the least impact on the adjacent residences. The proposed height of the building is within the maximum building height allowed for the R-E zoning district. The proposed parking lot landscaping does not comply with the standards of Figure 30.64-14; however, the required number of trees for the parking areas are being provided and distributed throughout the site. Additionally, the proposed parking lot layout prevents a further reduction in parking that would be necessary if parking lot landscaping were provided per the standards of Figure 30.64-14. Therefore, staff can support these design reviews.

Public Works - Development Review

Design Review #3

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Vacate the Sur Este Avenue alignment, as directed by Public Works - Development Review Division.
- Applicant is advised that off-site improvement permits may be required; and 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.

Building Department - Fire Prevention

- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0027-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WALK CHURCH OF LAS VEGAS, INC.

CONTACT: WALK CHURCH OF LAS VEGAS, INC., 8810 S. MARYLAND PKWY, STE 105, LAS VEGAS, NV 89123

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) <u>675</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-21-0139</u> DATE FILED: <u>3-25-21</u> PLANNER ASSIGNED: <u>AJ</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4-27</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5-19</u> FEE: <u>\$18250</u>
	PROPERTY OWNER	NAME: <u>WALK CHURCH OF LAS VEGAS NV, INC.</u> ADDRESS: <u>8810 S. MARYLAND PKWY. STE 105</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-508-9255</u> CELL: <u>702-328-8455</u> E-MAIL: <u>MIKE@WALKCHURCH.COM</u>
	APPLICANT	NAME: <u>WALK CHURCH OF LAS VEGAS NV INC.</u> ADDRESS: <u>8810 S. MARYLAND PKWY. STE 105</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-508-9255</u> CELL: <u>702-328-8455</u> E-MAIL: <u>MIKE@WALKCHURCH.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>MARK JOHNSON</u> ADDRESS: <u>4790 W. UNIVERSITY AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-869-3808</u> CELL: <u>702-308-7783</u> E-MAIL: <u>MARKJOHNSON@MRJARCHITECTS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-11-601-014

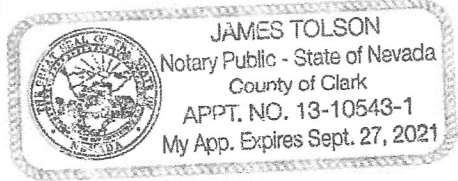
PROPERTY ADDRESS and/or CROSS STREETS: 7572 SPENCER STREET LAS VEGAS, NV 89123

PROJECT DESCRIPTION: CHURCH, PRE-KINDERGARTEN AND DAYCARE

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

Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 12, 2021 (DATE)
 By Charles Bussey
 NOTARY PUBLIC: _____

Charles M. Bussey
 Property Owner (Print)



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

APR-20-100500

//



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

Date: February 26, 2021

Subject: WALK Church of Las Vegas, Inc.
Justification letter for Special Use Permit and Site Development Plan Review

From: Pastor Heiden Ratner

This project is to construct a church building for WALK Church on the vacant 3.65-acre parcel on Spencer Street just north of Robindale Road on the East side of the street bordering the Duck Creek Wash (7572 Spencer St., Las Vegas, NV 89123.) The primary use will be church services on Sunday mornings and Wednesday evenings. Small group gatherings may also take place on other days of the week. The basketball gym will be used in conjunction with church functions and in conjunction with the pre-school and daycare. The children's classrooms will be used initially only on Sundays, but they may be used on weekdays in the future for a pre-kindergarten and daycare. The basketball court will be used for church seating on Sunday mornings so the chairs will not be fixed. However, there will be fixed bleachers on one side of the court.

The project is planned with an entrance off Spencer Street. The project is located a sufficient distance from the intersections that traffic queuing will not be a problem.

Spencer Street is an 80'-0" wide street. Traffic and parking will not be a problem. Our project provides a sufficient amount of parking to meet the County's parking requirements.

We are requesting the following waivers of development standards.

There is an existing 15-foot-wide drainage easement located along the north property line which should prevent the required landscape buffer along the property line. We are requesting a waiver of development standards to not provide the landscape buffer along the property line due to the existing drainage easement.

We request a reduction in the parking requirements of Section 30.60. Please see the Time of Use Parking Analysis on the revised Site Plan.

We are requesting the allowance of an alternative landscape design which is consistent with the existing sidewalk on the West side of Spencer (see uploaded picture,) rather than a 15-foot-wide landscape area that includes a 5-foot-wide detached sidewalk along Spencer Street.

//

We request an alternate to Figure 30.64-14 for the landscape planters within the parking lots as part of the Design Review for the project.

We request that Clark County Public Works consider the proposed FFE as part of the Design Review for the project. For such a large site and large building foot print, it would be unreasonable to place the finished floor of the building only 18" above the lowest existing site elevation. This would result in approximately 7' of excavation over approximately ½ the site and put the finished floor of the building approximately 1.5 to 2 feet below the Spencer street grade. As submitted, the highest elevation difference is along the southeast side of the building and is approximately 6' feet which is 4.5' feet over the 18-inch standard.

Finally, we request a retaining wall along the drainage channel on the South-East side of the building as reflected on the cross-section's drawing.

This application includes a Special Use Permit (SUP) and a Site Development Plan (SDR).

A Special Use Permit is requested for House of Worship use in the R-E zone. Additionally, a Special Use Permit is requested for a future daycare and pre-kindergarten.

We believe this church facility will be a life-giving presence in our community and a blessing to our city. We look forward to continuing our partnership with the community through this project.

Sincerely,

A handwritten signature in cursive script, appearing to read 'HR', written in dark ink.

Pastor Heiden Ratner
WALK Church



Town Advisory Board and Citizen Advisory Council Outreach

Spring 2021

BACKGROUND

The current phase of the Transform Clark County process is focused on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to ensure the updated Master Plan reflects what's important to your community!

DRAFT MATERIALS FOR REVIEW

The following new materials are available for review:

- Draft Area-Specific Policies for the Planning Area (which include community-specific policies, where applicable);
- Draft Land Use Category descriptions;
- Draft Land Use Plan map for the Planning Area (provided for participant reference).

You may also find it useful to reference the draft Countywide Goals and Policies (released for review in December 2020) as you review the Area-Specific Policies.

DISCUSSION QUESTIONS

Once the new Master Plan is adopted, the Area-Specific Policies will be used as a “supplement” to the Countywide Policies to guide decision-making in different parts of Clark County. With that in mind we would like your feedback on the following questions:

- How well do the draft Area-Specific Policies reflect issues or opportunities that are unique to your Planning Area and community overall?
- Are there goals or policies that you think should be refined to better convey those unique issues?

- Are there issues or opportunities that you think are missing?
- Do you have other thoughts/suggestions that would help tailor the Area-Specific Policies to your Planning Area or community?

Please be as specific as possible when recording your group's input. Provide references to page numbers and/or goal and policy numbers where applicable. Your group's input will be used to help refine the draft Area-Specific Policies for incorporation as part of Clark County's Draft Master Plan that will be released for review this summer.

RECORDING YOUR FEEDBACK

Feedback may be provided in one of two ways:

- 1) Provide written notes via e-mail to TransformClarkCounty@ClarkCountyNV.gov; or
- 2) Record comments directly on the draft documents using the comment features provided as part of the [Virtual Open House](#).

Thank you for your participation!

www.transformclarkcounty.com



Town Advisory Board and Citizen Advisory Council Outreach

Spring 2021

BACKGROUND

The current phase of the Transform Clark County process is focused on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to ensure the updated Master Plan reflects what's important to your community!

DRAFT MATERIALS FOR REVIEW

The following new materials are available for review:

- Draft Area-Specific Policies for the Planning Area (which include community-specific policies, where applicable);
- Draft Land Use Category descriptions;
- Draft Land Use Plan map for the Planning Area (provided for participant reference).

You may also find it useful to reference the draft Countywide Goals and Policies (released for review in December 2020) as you review the Area-Specific Policies.

DISCUSSION QUESTIONS

Once the new Master Plan is adopted, the Area-Specific Policies will be used as a “supplement” to the Countywide Policies to guide decision-making in different parts of Clark County. With that in mind we would like your feedback on the following questions:

- How well do the draft Area-Specific Policies reflect issues or opportunities that are unique to your Planning Area and community overall?
- Are there goals or policies that you think should be refined to better convey those unique issues?

- Are there issues or opportunities that you think are missing?
- Do you have other thoughts/suggestions that would help tailor the Area-Specific Policies to your Planning Area or community?

Please be as specific as possible when recording your group's input. Provide references to page numbers and/or goal and policy numbers where applicable. Your group's input will be used to help refine the draft Area-Specific Policies for incorporation as part of Clark County's Draft Master Plan that will be released for review this summer.

RECORDING YOUR FEEDBACK

Feedback may be provided in one of two ways:

- 1) Provide written notes via e-mail to TransformClarkCounty@ClarkCountyNV.gov; or
- 2) Record comments directly on the draft documents using the comment features provided as part of the [Virtual Open House](#).

Thank you for your participation!

www.transformclarkcounty.com