



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 30, 2024

7:00pm

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

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

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

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

- III. Approval of Minutes for April 9, 2024. (For possible action)
- IV. Approval of the Agenda for April 30, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  1. **UC-24-0098-ANNIE OAKLEY INVESTORS, LLC:**  
**USE PERMITS** for the following: 1) vehicle rental; and 2) outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce landscape area; 2) eliminate significant trees; 3) reduce throat depth; 4) reduce driveway departure; and 5) reduce driveway approach distance.  
**DESIGN REVIEW** for a proposed electric vehicle (automobile), maintenance, and repair/paint and body shop on 5.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) overlay. Generally located on the northwest corner of Annie Oakley Drive and Post Road within Paradise. JG/jor/ng (For possible action) **BCC 5/8/24**
  2. **WS-24-0006-COUNTY OF CLARK (PK & COMM SERV):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce departure distance; 2) reduce approach distance; 3) driveway width; and 4) throat depth.  
**DESIGN REVIEW** for a proposed fire station on a 1.0 acre portion of 4.5 acres in a PF (Public Facilities) Zone. Generally located on the Northeast corner of Lana Drive and Pancho Villa Drive within Paradise. TS/sd/ng (For possible action) **BCC 5/8/24**
  3. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**  
**USE PERMIT FIRST EXTENSION OF TIME** to allow a vehicle wash establishment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.  
**DESIGN REVIEW** for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 5/21/24**
  4. **PA-24-700003-DAF HOLDING, LLC ETAL. & JGF LIVING TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action) **PC 5/21/24**

5. **ZC-24-0095-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**  
**ZONE CHANGE** to reclassify 3.5 acres from a CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise (description on file). JG/md (For possible action)  
PC 5/21/24
6. **WS-24-0096-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative yards; 2) finished grade; and 3) increase wall height.  
**DESIGN REVIEW** for a single family residential development on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action) PC 5/21/24
7. **TM-24-500025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**  
**TENTATIVE MAP** consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action) PC 5/21/24
8. **VS-24-0106-COUNTY OF CLARK (FIRE DEPT):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Arville Street and Rogers Street within Paradise (description on file). MN/md/ng (For possible action) PC 5/21/24
9. **VS-24-0109-ISAACSON, SCOTT:**  
**VACATE AND ABANDON** a portion of right-of-way being Palm Street located between Jodi Avenue (alignment) and Reno Avenue, and a portion of right-of-way being Reno Avenue located between Palm Street and Jarom Street (alignment) within Paradise (description on file). JG/sd/ng (For possible action) PC 5/21/24
10. **WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Rawhide Street, 350 feet east of Oxbow Street within Paradise. JG/jm/ng (For possible action) PC 5/21/24
11. **ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.  
**DESIGN REVIEW** for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action) BCC 5/22/24

12. **WS-24-0094-AVILA, JOSE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) buffering and screening standards; and 2) driveway geometrics.  
**DESIGN REVIEW** for an office building on 0.4 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Russell Road, 360 feet west of McLeod Drive within Paradise. JG/jud/ng (For possible action)  
**BCC 5/22/24**
13. **ZC-24-0104-SUNSET & SPENCER, LLC:**  
**ZONE CHANGE** to reclassify 2.2 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise (description on file). JG/rr (For possible action)  
**BCC 5/22/24**
14. **WS-24-0105-SUNSET & SPENCER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for retaining wall height.  
**DESIGN REVIEW** for an office/warehouse on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise. JG/rr/ng (For possible action)  
**BCC 5/22/24**

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 14, 2024.

X. Adjournment.

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



# Paradise Town Advisory Board

April 9, 2024

## MINUTES

---

Board Members: Susan Philipp-Chair-**ABSENT**  
Katlyn Cunningham- Vice-Chair -**PRESENT**  
John Williams – **PRESENT**  
Kimberly Swartzlander- **PRESENT**  
Angelo Carvalho- **PRESENT**

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

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

---

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

Judith Rodriguez; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of March 26, 2024 Minutes

**Moved by: Swartzlander**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

Approval of Agenda for April 9, 2024

**Moved by: Williams**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

V. Informational Items (For Discussion only)  
**None**

VI. Planning & Zoning

1. **SC-24-0083-TREASURE ISLAND LV, LLC:**  
**STREET NAME CHANGE** to change the name of an existing entrance drive of a resort hotel (Treasure Island) from Sirens Cove Boulevard to Mystère Dreams Avenue. Generally located on the south side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/nai/ng (For possible action) **PC 5/7/24**

**MOVED BY-Williams**  
**APPROVE**  
**VOTE: 4-0 Unanimous**

2. **UC-24-0073-MCLEOD REAL ESTATE, LLC:**  
**USE PERMIT** for a vocational training facility in conjunction with an existing office building on 0.7 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Pecos McLeod Interconnect and the south side of Saddle Avenue within Paradise. TS/mh/ng (For possible action) **PC 5/7/24**

**MOVED BY-Williams**  
**APPROVE**  
**VOTE: 4-0 Unanimous**

3. **ZC-23-0522-AUTOZONE, INC.:**  
**HOLDOVER ZONE CHANGE** to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.  
**USE PERMIT** to allow retail sales.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.  
**DESIGN REVIEW** for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 5/7/24**

**WITHDRAWN BY APPLICANT**

4. **VS-23-0523-AUTOZONE, INC.:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Desert Inn Road and Segoe Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 5/7/24**

**WITHDRAWN BY APPLICANT**

5. **UC-24-0054-J P MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:**  
**USE PERMIT** for an exotic/wild animal in conjunction with an existing single family residence on 2.6 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Oquendo Road, approximately 620 feet east of Lamb Boulevard within Paradise. JG/dd/ng (For possible action) **BCC 5/8/24**

**MOVED BY-Cunningham**  
**DENY**  
**VOTE: 4-0 Unanimous**

6. **ZC-24-0100-CMR REALTY, LLC:**  
**ZONE CHANGE** to reclassify 7.1 acres from an Industrial Light (IL) Zone and a Commercial Resort (CR) Zone to a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise (description on file). JJ/md (For possible action) **BCC 5/8/24**

**MOVED BY-Swartzlander**  
**APPROVE**  
**VOTE: 4-0 Unanimous**

7. **VS-24-0101-C M R REALTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Spring Mountain Road and Twain Avenue, and between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/md/ng (For possible action) **BCC 5/8/24**

**MOVED BY-Cunningham**  
**APPROVE**  
**VOTE: 4-0 Unanimous**

8. **WS-24-0102-C M R REALTY, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) alternative landscape plan; and 2) a commercial complex on 7.1 acres in a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action) **BCC 5/8/24**

**MOVED BY- Swartzlander**  
**APPROVE**  
**VOTE: 4-0 Unanimous**

9. **TM-24-500027-CMR REALTY, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 7.1 acres in a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action)

**MOVED BY- Swartzlander**  
**APPROVE**  
**VOTE: 4-0 Unanimous**

VI. General Business (for possible action)  
**NONE**

VII. Public Comment  
**NONE**

VIII. Next Meeting Date  
**The next regular meeting will be April 30, 2024**

IX. Adjournment  
**The meeting was adjourned at 7:45 p.m.**

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0098-ANNIE OAKLEY INVESTORS, LLC:

USE PERMITS for the following: 1) vehicle rental; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscape area; 2) eliminate significant trees; 3) reduce throat depth; 4) reduce driveway departure; and 5) reduce driveway approach distance.

DESIGN REVIEW for a proposed electric vehicle (automobile), maintenance, and repair/paint and body shop on 5.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) overlay.

Generally located on the northwest corner of Annie Oakley Drive and Post Road within Paradise.  
JG/jor/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

161-31-712-002; 161-31-712-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street landscaping.
2. Eliminate existing significant street trees.
3. Reduce the driveway throat depth to 13 feet, 6 inches where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 46% reduction).
4. Reduce the driveway departure distance to 106 feet at the intersection of Annie Oakley Drive and Silvestri Lane where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 45% reduction).
5. Reduce the driveway approach distance to 126 feet at the intersection of Annie Oakley Drive and Silvestri Lane where 150 feet is the minimum required per Uniform Standard Drawing 222.1 (a 16% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: None
- Site Acreage: 5.4
- Project Type: Proposed electric vehicle (automobile) maintenance and repair/paint and body shop with outdoor storage and display
- Number of Stories: 1



- Building Height (feet): 25 (top of building)/31 (top of paint booth exhaust ducts)
- Square Feet: 41,027
- Parking Required/Provided: 225/320
- Sustainability Required/Provided: 7/7

### History and Request

The subject parcels were part of a previously approved industrial subdivision complex in 1989 via ZC-314-89. The design proposed under ZC-314-89 is different from what is proposed today. DR-1663-94 was also previously approved for an office warehouse building on the southern portion of the western parcel 161-31-712-002 and the northern portion would be for future expansion. The eastern parcel 161-31-712-003 was developed as a parking lot only. UC-0097-95 was approved for a building redesign for a larger office/warehouse building with a height increase to 36 feet where 35 feet is allowed. WS-22-0489 was previously approved for building and site modifications on the western parcel only, and the parking lot to the east remains the same.

Today, the applicant is requesting to redesign the eastern parcel 161-31-712-003 as a proposed electric vehicle (automobile) maintenance and repair/paint and body shop facility (collision center). This application includes a use permit to allow vehicle rental and outdoor storage and display. The northern portion of the site will be dedicated to outdoor storage and display of vehicles that are undergoing repair/maintenance or paint and body services. The proposed building has an overall area of 41,027 square feet and the accessory outdoor storage and display will be 71,150 square feet in overall area, thus necessitating a use permit since the outdoor storage and display area is larger than the building. Waivers of development standards for this project include reducing portions of landscape areas to accommodate future easements for utilities and infrastructure, reduce the driveway throat depth, and driveway approach/departure distances. A design review is also a part of this application for the overall site. Furthermore, any proposed overhead doors are screened from the right-of-way and additional landscaping is provided throughout the site, thus mitigating any previous conditions of approval.

### Site Plan

The site plan depicts a proposed electric vehicle (EV) maintenance and repair/paint and body shop facility (collision center). The proposed building is centrally located on the subject parcel 161-31-712-003. South of the proposed building includes customer parking. West of the building will include additional customer parking, vehicle rental parking spaces, and a swinging gate which restricts access to the back parking lot to the north. Southeast of the proposed building will include a swing gate which will secure additional parking spaces east of the building and an entryway which leads to a roll-up door/opening into the southeast corner of the proposed building. North of the proposed building is a dedicated outdoor storage and display area of vehicles which are currently in service for repair. This area will be screened via a chain-link fence with vinyl slats. EV charging parking stalls will be provided along the north side of the building along with 2 additional roll-up door/openings. Thirty foot wide sliding gates are located on a portion of the northeast and northwest corners of the site. The northeast sliding gate is set back 30 feet from the east property line adjacent to Annie Oakley Drive and will be open during business hours. The northwestern sliding gate is open during business hours as well and will be set back 37 feet, 2 inches from the west property line. The site plan also includes distinguished stamped cross walks on the southeast and southwest sides of the proposed building.

There are 320 parking spaces provided where 225 are required. Although the applicant is providing 15% more parking spaces than required, a waiver of development standards is not required since the applicant provided a parking study and is proposing sufficient parking lot landscaping for all additional parking spaces which supports exceeding the overall maximum parking count.

### Landscaping

The landscape plan depicts an existing attached sidewalk to remain. Fifteen feet of street landscaping will be provided by the applicant which consists of large trees spaced approximately 27 feet on center with shrubs in between each tree. The plan also shows a sufficient amount of landscape finger islands throughout the parking lot surrounding the proposed building in addition to on-site landscaping along the west property line. The applicant is requesting to reduce portions of the street landscape areas to accommodate future easements for utilities and additional infrastructure. Furthermore, since the applicant is providing new trees throughout the site, all existing significant trees as defined per Title 30 will be replaced. Lastly, the plans depict that 133 trees and 378 shrubs will be planted throughout the site. There will be 58 large trees planted along Post Road, Annie Oakley Drive, and Silvestri Lane where 41 large trees are required per Title 30.

### Elevations

The elevation plans depict an overall building height of 25 feet to the top of the parapet. The paint booth exhaust ducts add additional height, but at a very minimal impact to the overall exterior of the building. The overall height to the top of the paint booth exhaust duct is 31 feet. The exterior architectural details include varied rooflines, metal awnings, aluminum storefront window systems, red and grey paint colors, and decorative aluminum composite panels. Roll-up doors which consist of anodized aluminum single row vision with a frosted window film are located on the north and east facing elevations only.

### Floor Plans

The overall area of the proposed building is 41,027 square feet. The following areas will be a part of the overall floor plan: service areas, paint booth, paint mixing room, wash bays, prep booths, breakrooms, lounge area, restrooms, office, conference room, parts and storage area, and an IT/electrical area.

### Applicant's Justification

The applicant is proposing a vehicle maintenance and repair/paint and body (collision center) for an Electric Vehicle (EV) company. The site will provide high quality vehicle maintenance and repair services and will not house a showroom or sales facility. Vehicle maintenance and repair are permitted in the IP zoning district with conditions which the applicant meets. Along with minor to significant collision damage repair services, the site will include advanced painting booths in compliance with Environmental Protection Agency (EPA) guidelines. The standard customer service hours will be Monday through Friday from 8:00 a.m. to 5:00 p.m. Repairs will occur on-site between 7:00 a.m. to 11:00 p.m. within the collision center building to minimize any noise or light issues. Furthermore, the lack of exhaust systems and fuel tanks for EVs further eliminate the concerns of excessive noise or emissions as expected with gasoline vehicles. The applicant averages repairs to 6 vehicles per day. The target repair time for an EV on-site is 10 days. The applicant is requesting approval of this application since the applicant's site is appropriate for the proposed uses and compatible with the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0489	Reduced throat depth with a design review for building and site modifications to an existing distribution center	Approved by PC	October 2022
UC-0097-95	Allowed an office/warehouse building with an overall area of 169,264 square feet, with a building height to exceed 35 feet within 600 feet of a residential zone	Approved by PC	February 1995
DR-1663-94	For an office/warehouse building with an overall area of 149,528 square feet	Approved by PC	November 1994
ZC-314-89	Reclassified the site from RS20 to IP zoning for an industrial complex	Approved by BCC	December 1989

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (AE-65)	Existing Land Use
North, East, & West	Business Employment	IP	Office/warehouses & industrial buildings
South	Business Employment & Compact Neighborhood (up to 18 du/ac)	IP & RM18	Office/warehouses & multiple family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Use Permits #1 and #2

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff finds that to the west, north, and east of the project site are existing commercial and industrial uses. To the south across Post Road (60 foot wide right-of-way), is an existing multiple family complex screened with a decorative block wall with wrought iron on top adjacent to an attached sidewalk with mature street trees. The proposed uses should have a minimal negative impact to the surrounding neighborhood since repairs will be handled inside the proposed building and any outdoor storage and display occurs in a screened area behind the building. Staff recommends approval of the proposed uses.

### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The applicant is proposing to install 58 large street trees and maintain any existing significant trees within the 15 foot wide landscape strip adjacent to attached sidewalk which will remain on-site. Title 30 requires 41 street trees for this location in addition to the required landscape finger islands. The applicant is requesting to reduce some landscaping in the event that future utilities or infrastructure are required on-site. Staff finds that this is request appropriate since development of the site may need additional mechanical equipment, public infrastructure, and public utilities. Staff can support this request since the applicant provided a substantial amount of landscaping throughout the site. To ensure landscaping that cannot be planted in certain areas of the site is planted elsewhere on the subject parcel, staff will require a zoning compliance application in the future.

#### Waiver of Development Standards #2

Title 30 defines significant trees as an existing tree greater than 6 inches in caliper measured at 4.5 feet above ground level, rated by the Regional Plant List as having low, very low, or moderate water needs. The applicant has not provided sufficient justification as to why the existing trees on-site will not be preserved and incorporated into the new landscape design. Staff does not support this request and a tree fee in lieu will be required.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Based on the submitted plans, the proposed EV collision center is a positive addition to the area. The proposed design upgrades the site from an otherwise underutilized parking lot with minimal landscaping. Overall, the design supports Goal 5.5 from the Master Plan which fosters a business-friendly environment.

#### **Public Works - Development Review**

##### Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the commercial driveways on Annie Oakley Drive as the applicant has worked with staff to minimize the conflict caused by the reduced throat depth.

### Waivers of Development Standards #4 and #5

Staff has no objection to the reduction in approach or departure distance for the commercial driveways on Annie Oakley Drive. Although the departure and approach distances do not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the use permits, waivers of development standards #1, #3 through #5, and the design review; denial of waiver of development standards #2.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Applicant shall submit a zoning compliance to ensure landscaping that cannot be planted due to utilities is planted elsewhere on the site;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised a tree-fee in lieu shall be paid to the County for each street tree waived; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Gate at the northern driveway on Annie Oakley Drive to remain egress only;
- Internal gate adjacent to the southern driveway on Annie Oakley Drive to remain egress only.
- Applicant is advised that off-site improvement permits may be required.

### **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.

**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 #0119-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ANNIE OAKLEY INVESTORS, LLC**

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

**DRAFT**

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

Robert J. Gronauer  
[rgronauer@kcnvlaw.com](mailto:rgronauer@kcnvlaw.com)

March 7, 2024

UC/WS/DR-24-0098

**VIA ONLINE SUBMITTAL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

PLANNER  
COPY

***Re: Justification Letter – Design Review, Use Permit, Minor Deviation, & Waiver of Development Standards***

***APNs: 161-31-712-003***

To Whom It May Concern:

Please be advised this office represents the Annie Oakley Investors, LLC (hereinafter “Applicant”) in the above-referenced matter. The proposed project is approximately 5.41 acres and is generally located at the northwest corner of East Post Road and Annie Oakley Drive. The property is more particularly described as APN: 161-31-712-003 (the “Site”). The Site is currently master planned Business Employment (BE) and zoned Industrial Park (IP), within the Airport Environs Overlay (AE-65).

The northern property line abuts Silvestri Lane. Beyond Silvestri Lane are properties similarly planned BE and zoned IP. The southern property line abuts East Post Road which separates the Site from a multi-family development that is planned Compact Neighborhood (CN) and zoned Residential Multifamily (RM18). To the east are properties similarly planned BE and zoned IP. Immediately to the west is a parcel owned by the Applicant, also planned BE and zoned IP. Beyond that to the west, are properties planned BE and zoned IP. The surrounding area is compatible with the Site in both planning designation and zoning district and will be appropriate for the proposed use as detailed below.

**Design Review – Vehicle Maintenance & Repair**

The Applicant requests a design review of the proposed auto body/collision center for an Electric Vehicle (“EV”) company. The Site will provide high-quality vehicle maintenance and repair services and will not house a showroom or sale facility. Vehicle maintenance and repair is permitted in the IP zoning district with conditions which the Applicant meets. Along with minor to significant collision damage repair services, the Site will include advanced painting booths in

March 7, 2024

Page 2

PLANNER  
COPY

KAEMPFER

CROWELL

compliance with Environmental Protection Agency (EPA) guidelines. The standard customer service hours will be Monday through Friday from 8 AM to 5 PM. Repairs will occur on-site between 7 AM and 11 PM and within the collision center building to minimize any noise or light issues. Any outdoor lighting will come from typical onsite area lights. The lack of exhaust systems and fuel tanks for EVs further eliminate the concerns of excessive noise or emissions as expected with gasoline vehicles. The Applicant averages repairs to 6 vehicles per day. The target repair time for an EV on-site is 10 days.

The Site will house one 41,027 square foot building in the center of the Site, surrounded by a parking lot on all four sides as more fully detailed below. The tallest portion of the building is 25 feet. The Site meets the requisite setbacks required in an IP zoning district and provides more than required setbacks as follows: 208 feet, 10 inches where 20 feet is required for the front; 60 feet, 6 inches where 20 feet for the street interior is required, and 90 feet where 10 feet for the side interior is required.

The Site further meets the conditions set forth in 30.03.06 for *Vehicle Maintenance and Repair*, including more than 200 feet setback from the residential to the south and that all maintenance and repair activity will occur within the enclosed building. Customers will access the building from the main storefront facing Post Road and on the southwest corner of the building. There are two (2) aluminum overhead doors on the north elevation. There is also one (1) overhead door on the east elevation. None of the overhead doors face a residential district in compliance with Section 30.04.06(N). The proposed building will be comprised of high-quality materials including concrete panel elevations, a clear anodized aluminum storefront, metal awnings, and affixed with red and gray accents. The Site will exhibit a sleek, contemporary design surrounded by landscape buffers on all four sides.

The Site provides more than ample parking based on the Site's total area of 41,027 square feet. Per Section 30.04.04, the Site requires 83 parking spaces and has a maximum parking spaces of 95 (15% more than required). The Applicant provides 170 total on-site parking spaces outside of the secured areas and accessible to the public. Within that number will be 2 van accessible stalls and 8 standard accessible stalls. The Applicant also provides 20 additional stalls for rental vehicles not to be counted toward the overall parking as addressed below. Worth noting, there will be an additional 150 parking spaces in areas secured by access gates to serve as the EV company's vehicle repair storage area and employee parking. This area is located on the northern portion of the Site. The Applicant acknowledges that this latter category will not count towards overall parking. See Waiver #2 below.

### **Design Review – Parking Lot Landscaping**

The Applicant requests a design review of the parking lot landscaping. While the Applicant provides the required amount of trees, it is providing parking area landscaping every 8 spaces in some areas of the parking as opposed to requirements within Figure 3.04-1. Thus, a design review is required.



March 7, 2024

Page 3

PLANNER  
COPY**Waiver of Condition**

ZC-314-89 requires that "landscaping along Sandhill, Patrick, and Annie Oakley shall conform to A-4 standards of the Clark County Design Manual." The Applicant requests a waiver of this condition as it will not be providing such landscaping, but rather, is providing landscaping as shown in its landscape plan and in accordance with applicable Title 30 provisions.

This prior application also states, "no overhead doors shall face Sandhill, Patrick, or Annie Oakley." The Applicant requests an additional waiver to provide overhead doors. There are two (2) aluminum overhead doors on the north elevation. There is also one (1) overhead door on the east elevation. As previously noted above, none of the overhead doors face residential in compliance with Section 30.04.06(N).

**Sustainability**

The Applicant further meets Title 30's Sustainability Requirements per 30.04.05(J) which requires 7 points for non-residential development:

- One point may be awarded for providing at least 10% more trees than required by this Title. **(1 Point)**.
  - The Applicant provides 128 trees where 101 trees are required (+ 10% is 112 trees ).
- One point may be awarded for providing 95% or more of all required landscaping with plants that have very low or low water needs. **(1 Point)**.
  - The Applicant provides 829 plants with low or very low water needs where 219 plants are required.
- Trees at maturity have canopy that covers 50% paved parking. **(1 Point)**.
  - 55,028 SF is shaded where 55,013 SF is required.
- One half point may be awarded for the restoration of pre-development native habitat on site with Mojave native plants. **(1/2 Point)**.
  - 40,902 SF of landscape will be planted with native Mojave plants where 40,902 SF is required.
- One point may be awarded for providing a cool roof. **(1 Point)**.
  - ¼ per foot white TPO roof membrane with SRI greater than 78 provided.

March 7, 2024

Page 4

- One point may be awarded providing shade structure over at least 50% of all south- and west-facing windows and doors. An additional 1 point may be granted for each additional 25% of windows and doors are shaded. **(1 Points)**.
  - Sunshade provided at all windows on north, south, east, and west elevations. Further, the entry storefront will include a shade with ACM portico.
- An additional 1 point may be granted for each additional 25% of windows and doors shaded. **(1 point)**.
  - Shading provided for 96% of south facing openings and 100% on west facing openings, exceeding the 50% threshold above.
- One-half point may be awarded for using solar ban glass on all south- and west-facing windows. **(1/2Point)**.
  - All exterior glazing will be solar ban low-e glazing.

#### **Special Use Permit – Vehicle Rental**

In addition to its primary function as an auto body collision center, the Applicant requests a Special Use Permit for rental spaces. Vehicle rental is permitted with conditions in the IP zoning district upon approval of a Special Use Permit if more than 5 spaces are provided. Here, the Applicant is providing 21 spaces for customer use while vehicles are being repaired. As required by code, the Applicant requests a minor deviation per Section 30.06.06(C) to provide the 21 rental spaces. Based on internal data collected from the Applicant's other collision centers, 85-95% of the rental fleet will be in use at any given time. This is not a typical vehicle rental service but an ancillary service provided to customers already obtaining vehicle repair services onsite. *See* Parking Demand Study, submitted herewith.

#### **Special Use Permit – Outside Storage**

The Applicant further requests a special use permit for the outside storage within in the secured area to the north of the building since it exceeds the indoor area per 30.03.07(4). Outdoor storage is a conditional use in IP zoning districts. In accordance with the conditions in sections 30.03.07(4)(i)(a)-(d), this use 1) will meet the required zoning district setbacks; 2) will be adequately screened from the right-of-way by a chain link fence with vinyl slats; 3) will not be stacked or piled above the height of the fence; 4) is accessory to an indoor primary use and located behind the front face of the primary building; and 5) will not obstruct any pedestrian walkways.

#### **Waivers of Development Standards**

PLANNER  
COPY

March 7, 2024

Page 5

**Waiver #1 – Reduced Throat Depth to 13 feet, 6 inches where 25 feet is required.**

The Site provides two ingress/egress points for customers on the south and southeast portions of the property. The two driveways provide access to 170 parking spaces provided onsite for customers outside the secured access areas, a throat depth of 25 feet is required per Uniform Standard Drawing 222.1. At the northeast and southeast entry driveways, the minimum throat depth is 13 feet, 6 inches. While a throat depth reduction is necessary for site circulation, having one access point on Post Road and one on Annie Oakley Drive will minimize any congestion or stacking in these areas. The Applicant has also proposed additional onsite throat depth via landscape buffer both north and south of the driveway entry points should any additional stacking be necessary onsite. Therefore, the Applicant's waiver to decrease the throat depth requirements for the two customer access points is warranted.

**Waiver #2 – To Allow Over 15% in Maximum Parking**

As stated above, under Section 30.04.04, the Site requires a minimum of 82 parking spaces and has a maximum parking count of 95 (15% more than required). As designed, the Site provides 170 total on-site parking spaces for customers, located at the southern portion of the Site. Within that number will be 2 van accessible stalls and 8 standard accessible stalls. The Applicant also provides 21 additional stalls for rental vehicles not to be counted toward overall parking. The overage in parking is consistent with the Site's prior use as a parking lot and will serve the customer needs. This waiver to allow increased in parking over 15% is warranted for the Site. *See* Parking Demand Study, submitted herewith in support of this waiver.

**Waiver #3 – Reduce Departure Length from Intersection of Annie Oakley Dr & Silvestri Ln**

The Site proposes two driveways along Annie Oakley Drive. Per Uniform Standard Drawing 222.1, the minimum departure length is 190 feet. The proposed northern driveway has a distance of 106 feet from the intersection of Annie Oakley Drive and Silvestri Lane. The reason for the minimized departure length is to allow the proposed driveway to be aligned with the existing northern driveway on the east side of Annie Oakley Drive. This alignment mitigates potential left-turn egress movement conflicts.

**Waiver #4 – Reduce Approach Length from Intersection of Annie Oakley Dr & Post Rd**

Per Uniform Standard Drawing 222.1, the minimum approach length is 150 feet. The proposed southern driveway has a distance of 126 feet from the intersection of Annie Oakley Drive and Post Road. The reason for the minimized departure length is to allow the proposed driveway to be aligned with the existing southern driveway on the east side of Annie Oakley Drive. This alignment mitigates potential left-turn egress movement conflicts.

**Waiver #5 – Allow Attached Sidewalks to Remain**

PLANNER  
COPY

March 7, 2024

Page 6

The Code requires detached sidewalks for all new development. However, the Applicant requests a waiver to permit the existing attached sidewalks along Silvestri Lane, Annie Oakley Drive and Post Road to remain.

**Waiver #6 – Reduced Landscaping along Frontage Street where Utility Service Infrastructure will be Installed**

For attached sidewalk conditions, the Code requires a minimum of 15 feet of landscaping per Title 30.04. This development will require utility infrastructure including (but not limited to), fire backflow devices, meters, and possible power infrastructure such as a switch gear. At the time of this application, the utility design/development and coordination with the municipalities remains underway. It is understood this infrastructure will require easements per the agency standard design requirements that cannot include any landscaping materials. In these limited locations, the Applicant requests a waiver to allow landscaping to be excluded and offset elsewhere along the property frontage.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

PLANNER  
COPY

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-24-0006-COUNTY OF CLARK (PK & COMM SERV):**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce departure distance; 2) reduce approach distance; 3) driveway width; and 4) throat depth.

**DESIGN REVIEW** for a proposed fire station on a 1.0 acre portion of 4.5 acres in a PF (Public Facilities) Zone.

Generally located on the Northeast corner of Lana Drive and Pancho Villa Drive within Paradise.  
TS/sd/ng (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-20-601-001; 161-20-613-104 through 161-20-613-106 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce driveway departure distance along Pancho Villa Drive to 132 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 31% reduction).
2. Reduce driveway approach distance along Lana Drive to 48 feet where 150 feet is the minimum required per Uniform Standard Drawing 222.1 (a 68% reduction).
3. Reduce driveway width along Lana Drive to 24 feet where 32 feet is the standard per Uniform Standard Drawing 222.1 (a 25% reduction).
4. Reduce the throat depth to 8 inches where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 97% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4892 Lana Drive
- Site Acreage: 1.0 (portion)
- Project Type: Public facility
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 13,550
- Parking Required/Provided: 20/20

### Site Plans

The plans depict a new fire station located adjacent to the existing Maslow Park. This site-specific use will be a 13,550 square foot building, Fire station #62, with 3 station bays, a physical training room, kitchen and living spaces, an outdoor patio, administrative offices, and support space, along with 8 dormitory rooms for fire fighters. The building will also include an attached meeting space that is approximately 2,495 square feet. The existing parking lot for this park will be demolished along with a small portion of the park to allow for the development of this fire station and meeting space. The existing Clark County water reclamation tank will remain on the site. One emergency signal in front of the fire station as well the 2 signals at the intersection of Nellis Boulevard and Lana Drive are anticipated to be installed. A total of 20 parking spaces are provided with the proposed fire station where 20 spaces are required. The plans depict the 12 spaces located on the north exterior is dedicated for fire station personnel and training purposes.

### Landscaping

The plans depict proposed landscaping for this development located along the perimeter and between the existing park and within the parking area. The perimeter fence will be constructed of CMU block wall and will be decorative. A 6 foot high CMU block wall will be along the residential perimeter and includes decorative metal elements.

### Elevations

The general height of the fire station is 17 feet, 4 inches with the highest roof element being 28 feet and with the exterior generally constructed of aluminum solar louvers, glass doors, corrugated metal panel, standing seam metal roof, stucco sandblast texture over CMU and beige stucco finish.

### Floor Plans

The plans depict the floor plan for a new fire station at Maslow Park and includes dorm rooms, restrooms and showers, kitchen, utility room, day room, outdoor patio, equipment room, training area, apparatus bays (3), conference room, and storage room.

### Applicant's Justification

The applicant states the site will be for a new fire station, meeting space and associated parking on 1 acre. The existing parking lot for the park will be demolished along with a small portion of the park to develop the station. A smaller parking lot and conference room will be available to the public and neighborhood. The applicant states the parking made available with this new station has been maximized for park visitors. Visitors who drive to the park can also utilize street parking or the parking spaces located on the east exterior. An existing Water Reclamation tank will be relocated from the current location to the north of the fire station per discussion with Public Works and Clark County Water District.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1112-00	Reclassified 0.5 acres from an R-1a to a P-F zoning for an existing parking lot in conjunction with an existing park (Maslow Park), with a use permit for public park	Approved by BCC	August 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Maslow Park
South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the height and design of the fire station are compatible with the surrounding land uses and should not impact the adjacent properties. The proposed fire station #62 design complies in part with Policy 2.2.3: Facility Expansion/New Facilities, whereby, the County is proactive for expansion of existing facilities and provision of new ones to meet increases in demand and accommodate anticipated population growth; and with Policy 2.2.4: Multiple purpose facilities as the proposed fire department will be developed and maintain multi-purpose, multi-generational, and/or other types of shared-use facilities. The plans show 8 parking spaces located in the southeast portion of the site will be used by the public for use of the park. A review of aerial imaging over the years shows the amount of parking needed for the public to not be impacted with the 8 spaces dedicated to the fire station. Staff finds that the design for the proposed fire station has been used at other locations within the County and has therefore, been found to be compatible with the existing adjacent residential uses.

**Public Works - Development Review**

Waiver of Development Standards #1

Staff has no objection to the reduction in the departure distance for the Pancho Villa Drive commercial driveway. The applicant placed the driveway as far north as the site will allow.

Waiver of Development Standards #2

Staff has no objection to the reduction in the approach distance for the westernmost driveway on Lana Drive as it is an exit only driveway.

Waiver of Development Standards #3

Staff has no objection to the reduced driveway width for the easternmost driveway on Lana Drive. Although the narrower driveway width does not meet standards, staff find that the narrow driveway will allow for more sidewalk between the driveway, allowing for a safer path for pedestrians.

Waiver of Development Standards #4

Staff has no objection to the reduced throat depth for the Pancho Villa Drive driveway. The driveway is for fire personnel only. Additionally, the applicant has worked with staff to move the trash enclosure, so the doors do not open into the driveway.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review Division for the location of the trash enclosure.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.



**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0361-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** TSK ARCHITECTS  
**CONTACT:** TSK ARCHITECTS, 314 S. WATER STREET, HENDERSON, NV 89015

DRAFT

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**

**USE PERMIT FIRST EXTENSION OF TIME** to allow a vehicle wash establishment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.

**DESIGN REVIEW** for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone.

Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-17-801-008

**USE PERMIT:**

Allow a vehicle wash establishment per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback of a proposed vehicle wash establishment to 147 feet where 200 feet is required from a residential use per Table 30.44-1 (a 27% decrease).
2. Allow a service bay door to be unscreened without landscaping or a building.
3. Eliminate the cross access requirement between the subject parcel and the existing properties to the east and west where required per Table 30.56-2.
4.
  - a. Eliminate the required trees within a landscape strip adjacent to Flamingo Road where required per Figure 30.64-17.
  - b. Allow alternative landscaping within a landscape strip adjacent to a less intense use (residential use to the north) where required per Figure 30.64-11.
5. Reduce the driveway throat depth to 5 feet 6 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 78% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.2

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 3,897
- Parking Required/Provided: 3/3

### Site Plan

The approved plan depicts a proposed vehicle wash establishment on the north side of Flamingo Road, 155 feet east of Mountain Vista Street. Access to the site is provided via 1 driveway on the southeast corner of the parcel, adjacent to Flamingo Road. The site design includes 1 vehicular loop which flows in a counterclockwise direction. Vehicles entering the establishment will drive along the east property line heading north towards the 3 pay station queuing areas. The patrons may head south toward the vehicle wash building or they can head east toward the 26 vacuum stall stations centrally located on the site.

In addition, the site was designed to encompass existing utility easements, which shape the overall design of this establishment. First, along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. Secondly, there is an existing 40 foot wide Southern Nevada Water Authority (SNWA) utility easement on the northern half of the parcel, which runs from the northeastern corner of the subject parcel and travels in a southwestern direction. Lastly, there is an existing 10 foot wide NV Energy easement along the entire length of the north property line.

There is an existing 6 foot high CMU block wall along the north property line adjacent to a multiple family residential building. The east property line includes an existing 3 foot high CMU block wall with a 3 foot high chain-link fence on top. The west property line includes an existing 6 foot high CMU block wall adjacent to an existing convenience store and gasoline station. The applicant is proposing an additional 6 foot high screen wall on the subject property adjacent to the existing screen wall along the east property line. All existing screening will remain on-site.

With the original application, the applicant requested to allow a vehicle wash establishment, to reduce the proposed vehicle wash establishment setback to 147 feet where a 200 foot setback is required from a residential use to the north as required per Title 30, and to allow service bay doors to not be screened by landscaping (eliminating trees). Furthermore, the applicant also requested waivers for required trees within landscape planters adjacent to Flamingo Road and adjacent to the residential use to the north. Lastly, the applicant requested to waive cross access from the parcels to the east and west and a waiver to reduce the driveway throat depth.

### Landscaping

With the original application, the applicant proposed shrubs only in areas that have designated easements. For example, the landscape plan depicts a 10 foot wide landscape strip that is within an existing 10 foot wide NV energy easement along the north property line. Per submitted correspondence between the applicant and NV Energy, only shrubs are permitted within this landscape strip; therefore, the applicant requested an additional 10 foot wide landscape buffer south of the NV Energy easement. This additional landscape buffer includes 24 inch box trees spaced 10 feet apart. This additional landscape buffer included trees for the majority of the

landscape buffer except for when the landscape buffer encroaches into the Southern Nevada Water Authority (SNWA) easement (northeast corner of the parcel).

The applicant also submitted correspondence from SNWA stating that the 40 foot wide utility easement from the northeast corner which runs in a southwestern direction can be utilized but limiting the applicant to only having shrubs in this area as well.

Along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. The applicant also submitted correspondence from LVVWD that only shrubs are permitted within this landscape strip; therefore, the applicant requested to waive required trees within a landscape strip that is adjacent to a collector street, Flamingo Road, per Figure 30.64-17.

Furthermore, the applicant requested a landscape strip along the west property line that is a minimum of 15 feet wide and expands to 30 feet wide, and the majority of this landscape strip includes 24 inch box trees spaced 20 feet apart. Along the east property line, the applicant requested a 6 foot wide landscape planter which will include 5 gallon shrubs. Lastly, landscaping is located around the vacuum stall areas and on the north and south sides of the vehicle wash building.

#### Elevations

The approved plans depict a vehicle wash building with an overall height of 30 feet. The design of the building features varying roof heights and decorative exterior finishes such as stucco reveals, parapet caps, awning and tie rods, painted CMU block walls, and storefront window and door systems. The north facing elevation features the vehicle wash tunnel entrance, and the south facing elevation features the vehicle wash exit. The east facing elevation faces the commercial use to the west, this elevation features a CMU block wall and 2 windows. The west facing elevation features 3 sets of windows where customers can view their vehicles in the wash tunnel.

#### Floor Plan

The approved plan depicts a mechanical room, restrooms, office, lobby area, and vehicle wash tunnel.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0434:

#### 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;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

**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 #0240-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that plans have been submitted to the Building Department for permitting and are under review. The applicant has been coordinating with the Fire Department and the Public Works Department for additional permits, which has delayed the commencement of the project. No changes to the site plan are proposed at this time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0434	Vehicle wash establishment with waivers for setbacks, screening, cross access, landscaping, and throat depth	Approved by PC	October 2021
UC-18-0433	Mini-warehouse establishment with waivers to reduce landscaping, waived exterior siding design standards, and driveway geometrics - expired	Approved by BCC	August 2018
ZC-0045-94	Reclassified the project site to C-1 zoning	Approved by BCC	February 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM18	Multiple family residential
South	Corridor Mixed-Use	CG	Retail & convenience store with gasoline station
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use	CG	Convenience store & gasoline station with vehicle wash

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## **Analysis**

### **Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that since approval of the original application, the applicant has made diligent progress toward commencement. A drainage study (PW21-18566) and traffic study (PW22-12638) have been approved by Public Works, and a permit for off-site improvements (PW23-14316) is in process. The applicant also has several permits in process with the Building Department and the Fire Prevention Division. Therefore, staff can support this request for a 2 year extension of time.

### **Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Until October 5, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** GILL EXPRESS, INC.

**CONTACT:** SUZANA RUTAR, SUZANA RUTAR ARCHITECTURE, 1950 E. WARM  
SPRINGS ROAD, LAS VEGAS, NV 89119

**DRAFT**

ET-24-40024



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-17-801-008  
PROPERTY ADDRESS/ CROSS STREETS: 4630 Flamingo Rd.

### DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for UC-21-0434.

### PROPERTY OWNER INFORMATION

NAME: Gill Express INC  
ADDRESS: 11509 Harrington  
CITY: Bakersfield STATE: CA ZIP CODE: 93311  
TELEPHONE: 661-717-8562 CELL 661-717-8562 EMAIL: randy@gillexpress.com

### APPLICANT INFORMATION (must match online record)

NAME: Gill Express INC  
ADDRESS: 11509 Harrington  
CITY: Bakersfield STATE: CA ZIP CODE: 93311 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 661-717-8562 CELL 661-717-8562 EMAIL: randy@gillexpress.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: SUZANA RUTAR Architect LTD. (Simona Stephens)  
ADDRESS: 1950 E. Warm Springs Rd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-263-6176 CELL \_\_\_\_\_ EMAIL: simona@srutar.com

\*Correspondent will receive all communication on submitted application(s).

(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)\*

Ranjit Gill  
Property Owner (Print)

2/17/24  
Date

#### DEPARTMENT USE ONLY:

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA            | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD           | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) <u>ET-24-40024</u>	ACCEPTED BY <u>MY</u>
PC MEETING DATE <u>05/07/2024</u>	DATE <u>2/21/24</u>
BCC MEETING DATE _____	FEES _____
TAB/CAC LOCATION <u>Paradise</u>	DATE <u>04/09/2024</u>
	<u>\$2,400</u>



ET-24-400024

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

February 21, 2024

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pky.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: **Extension of Time for UC-21-0434**  
**Justification Letter**  
**APN # 161-17-801-008**

To Whom it May Concern,

This is a Justification Letter for the above referenced property for Extension of Time. The Owner is asking for an Extension of Time due to extra time needed to issue permits. The plans have been submitted to the Building Department for permitting and have been under review. Civil engineer, however, has received comments from Fire Department that required additional work. The Fire Department wasn't accepting the proposed fire route and therefore the site plan was being redesigned until it was acceptable by Fire Department. The changes to the site plan, however, were going to require an update to drainage study, which according to civil engineer is not going to be acceptable by Public Works. Currently, we are in the process of meeting with the Fire Department to find the solution to the fire route that also would be acceptable by Public Works. Currently, we do not propose any changes to the site plan.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702- 263-6176 or email me at [Simona@SRutar.com](mailto:Simona@SRutar.com).

Sincerely,

  
Simona Stephens  
Project Architect

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)

ET-24-400024

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

RUTAR

February 21, 2024

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pky.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: **Extension of Time for UC-21-0434**  
**Justification Letter**  
**APN # 161-17-801-008**

To Whom it May Concern,

This is a Justification Letter for the above referenced property for Extension of Time. The Owner is asking for an Extension of Time due to extra time needed to issue permits. The plans have been submitted to the Building Department for permitting and have been under review. Civil engineer, however, has received comments from Fire Department that required additional work. The Fire Department wasn't accepting the proposed fire route and therefore the site plan was being redesigned until it was acceptable by Fire Department. The changes to the site plan, however, were going to require an update to drainage study, which according to civil engineer is not going to be acceptable by Public Works. Currently, we are in the process of meeting with the Fire Department to find the solution to the fire route that also would be acceptable by Public Works. Currently, we do not propose any changes to the site plan.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702- 263-6176 or email me at [Simona@SRutar.com](mailto:Simona@SRutar.com).

Sincerely,

  
Simona Stephens  
Project Architect

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700003-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres.

Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action)

RELATED INFORMATION:

**APN:**

177-12-102-014

**EXISTING LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states this amendment is justified by the unique characteristics of the subject property. This parcel is proposed for the development of a 20 lot single family residential subdivision with a density of 5.8 dwelling units per acre. The applicant is requesting a zone change on the 3.5 acre parcel from C-P to RS3.3. This zone change requires a Master Plan Amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the Master Plan amendment request is rooted in the unique characteristics of the site that make it well-suited for an in-fill residential development. The property is defined by its adjacency to Warm Springs Road, a 100 foot wide public right-of-way, and the presence of a 100 foot wide railroad alignment to the east. Furthermore, with the high demand for housing in this area of the valley, the land use request is warranted and desirable.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0493	Reclassified this site to C-P zoning for a medical complex consisting of 2 buildings	Approved by BCC	August 2019
CP-0509-17	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	April 2018
CP-0807-07	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	June 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Railroad, undeveloped, & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
East	Neighborhood Commercial	CP	Railroad, undeveloped, & office complex
West	Neighborhood Commercial	RS20	Single family residential

**Related Applications**

Application Number	Request
ZC-24-0095	A zone change to reclassify this site to RS3.3 zoning for a single family residential development at 5.8 dwelling units per acre is a companion item on this agenda.
WS-24-0096	A design review for a single family residential development and waivers for setback, wall height, detached sidewalk, and excess fill is a companion item on this agenda.
TM-24-500025	A tentative map for a 20 lot single family residential development on 3.5 acres is a companion item on this agenda.

**STANDARDS FOR ADOPTION.**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan

would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac). Intended primary land uses in the proposed MN land use category include single family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff agrees that the Neighborhood Commercial (NC) land use category along this stretch of Warm Springs Road may no longer be a viable land use since there is over 25 acres of existing office development to the east. However, the request to redesignate the site to Mid-Intensity Suburban Neighborhood (MN) may not be compatible with the surrounding area. The subject site is adjacent to developed ranch estate homes with properties master planned RN (Ranch Estate Neighborhood) to the south and across Warm Springs Road to the north. The closest smaller lot single family development is over 300 feet away on the west side of Topaz Street. Therefore, Topaz Street currently acts as the demarcation between suburban neighborhoods to the west and the ranch estate neighborhoods to the east. The request does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the MN land use category not appropriate for this location.

**Staff Recommendation**

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

If approved:

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

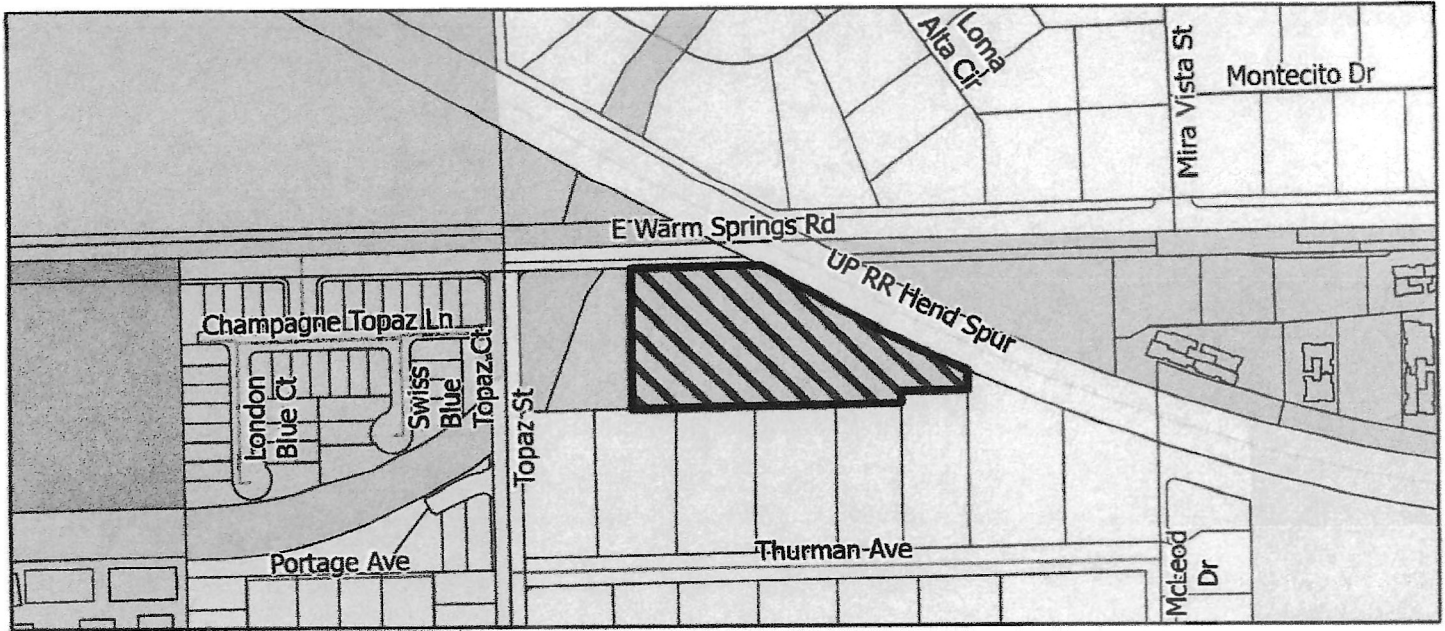
**APPLICANT:** SUMMIT HOMES OF NEVADA

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

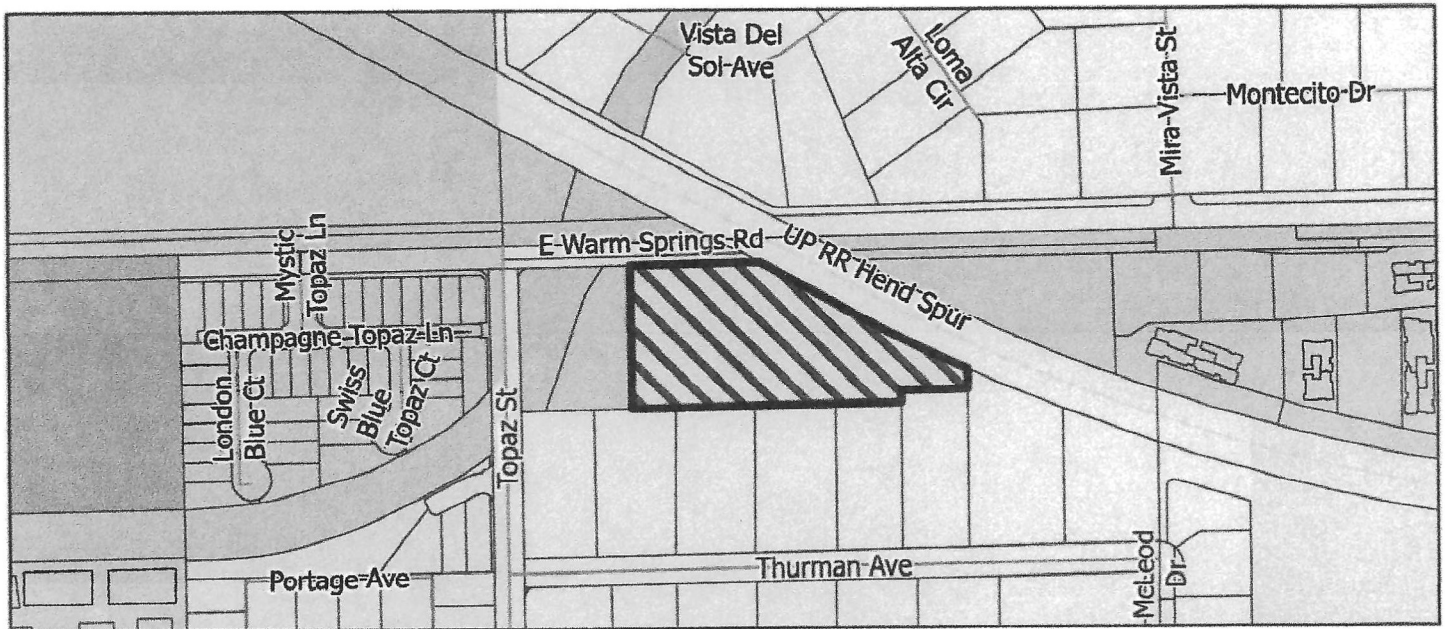
DRAFT

# Planned Land Use Amendment PA-24-700003

# DRAFT



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

## Winchester Paradise Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-102-014

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs & Topaz

**DETAILED SUMMARY PROJECT DESCRIPTION**

20 lot single family residential subdivision.

**PROPERTY OWNER INFORMATION**

NAME: DAF Holdings, LLC and Joseph G. Fabrizio, as Trustee of The JGF Living Trust  
 ADDRESS: 1413 Castle Crest St.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89117  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION**

NAME: Summit Homes of Nevada, LLC.  
 ADDRESS: 3455 Cliff Shadows Parkway Suite 290  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-365-8588 CELL n/a EMAIL: andrewa@summithomesnv.com

**CORRESPONDENT INFORMATION**

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S. Jones Blvd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-362-8844 CELL n/a EMAIL: emilys@taneycorp.com

\*Correspondent will receive all project communication

(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 and 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.

Joseph G. Fabrizio  
 Property Owner (Signature)\*

Joseph G. Fabrizio  
 Property Owner (Print)

1-15-24  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET            | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" type="checkbox"/> PA | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD           | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) PA-24-700003 ACCEPTED BY MNO  
 PC MEETING DATE 5/17/24 @ 7:00 PM DATE 3/13/24  
 BCC MEETING DATE 6/15/24 @ 9:00 AM 6/18/24 @ 9:00 AM 4/30/24 @ 7:00 PM  
 TAB/CAC LOCATION PARRASSE DATE 4/16/24 @ 7:00 PM





## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

February 12, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Warm Springs & Topaz  
APR-23-101695  
APN: 177-12-102-014  
Justification Letter**

PA 24-700003

**PLANNER  
COPY**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification a Master Plan Amendment in support of a proposed 3.46 gross acre, 20-lot single-family residential subdivision.

### **Parcel Information**

The subject site is 3.46 gross acres and located south of Warm Springs Road and approximately 250 feet east of Topaz Street. The site is currently zoned CP (Commercial Professional) with a planned land use of NC (Neighborhood Commercial). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single-Family 3.3) zoning category.

### **Master Plan Amendment**

This request is to amend the land use of the subject parcel to MN (Mid-Intensity Suburban Neighborhood) from NC (Neighborhood Commercial). The site is adjacent to properties master planned PU (Public Use) to the north, RN (Ranch Estates Neighborhood) to the east and south, and NC (Neighborhood Commercial) to the west.

The justification for this Master Plan Amendment is rooted in the unique characteristics of the site that make it well-suited for an in-fill residential development. The property is defined by its adjacency to Warm Springs Road, a 100-foot-wide public right-of-way, to the north and the presence of a 100-foot-wide railway right-of-way to the east.

Furthermore, this Master Plan Amendment is a response to the community's need for more housing and reflects a strategic adjustment to the decreased demand for commercial office space in the area. The proposed land use category aligns with the broader goal of meeting housing demands while adapting to changes in the local economic landscape. In-fill development is vital for optimizing land use in constrained areas and contributes to minimizing urban sprawl. The proposed amendment actively addresses the county's sustainability goals by repurposing available space, providing a thoughtful and efficient land utilization strategy.

This proposed amendment not only meets the immediate needs of the community but also reflects a forward-thinking approach to land use planning. The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable and well-coordinated growth within the region. The Master Plan Amendment, in conjunction with the proposed zone change, underscores a commitment to optimizing the subject parcels within the broader context of their geographical and environmental constraints, contributing to the long-term vision for the area.



We are hopeful that this letter clearly describes the intent of the proposed amendment. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

**PLANNER  
COPY**

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0095-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**

**ZONE CHANGE** to reclassify 3.5 acres from a CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise (description on file). JG/md (For possible action)

RELATED INFORMATION:

**APN:**

177-12-102-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states this is a request to rezone the subject property from CP (Commercial Professional) to RS3.3 (Residential Single-Family 3.3) for a proposed 20 lot single family residential subdivision. The justification for this request is rooted in the unique characteristics of the site that make it well suited for an in-fill residential development. The property is defined by its adjacency to Warm Springs Road, a 100 foot wide public right-of-way to the north, and the presence of a 100 foot wide railway right-of way to the east. Furthermore, this zone boundary amendment is a response to the community's need for more housing and reflects a strategic adjustment to the decreased demand for commercial office space in the area. The proposed zone change aligns with the broader goal of meeting housing demands while adapting to changes in the local economic landscape. In-fill development is vital for optimizing land use in constrained areas and contributes to minimizing urban sprawl. The proposed amendment actively addresses the county's sustainability goals by repurposing available space, providing a thoughtful and efficient land utilization strategy. This proposed amendment not only meets the immediate needs of the community but also reflects a forward thinking approach to land use planning. The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable and well-coordinated growth within the region. The zone boundary amendment, in

conjunction with the proposed land use amendment, underscores a commitment to optimizing the subject parcels within the broader context of their geographical and environmental constraints, contributing to the long-term vision for the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0493	Reclassified this site to C-P zoning for a medical complex consisting of 2 buildings	Approved by BCC	August 2019
CP-0509-17	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	April 2018
CP-0807-07	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	June 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Union Pacific Railroad, undeveloped, & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
East	Neighborhood Commercial	CP	Union Pacific Railroad, undeveloped, & office complex
West	Neighborhood Commercial	RS20	Single family residential

**Related Applications**

Application Number	Request
PA-24-700003	A plan amendment to redesignate the land use from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
WS-24-0096	A waiver of development standards for setback, wall height, detached sidewalk, and excess fill and design review for a single family residential development is a companion item on this agenda.
TM-24-500025	A tentative map for a 20 lot single family residential development on 3.5 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The Residential Single-Family 3.3 (RS3.3) zoning district is established to accommodate moderate density, single family residential developments. Immediately to the south of the subject property

is an existing single family residential development located within a Residential Single-Family 20 (RS20) zoning district. To the north of the project site, across Warm Springs Road, is an existing single family residential development located within a Residential Single-Family 20 zoning district. To the east and west of the subject property is a Union Pacific Railroad line and an unoccupied single family residence. The RS3.3 and RS20 zoning districts require minimum lot areas of 3,300 (gross) square feet and 20,000 (gross) square feet, respectively. Staff finds the proposed RS3.3 zoning district conflicts with policy WP1.5 (Residential In-fill) of the Master Plan which encourages transitions in density and intensity along shared edges where in-fill development is adjacent to established neighborhoods to promote a cohesive character. Staff finds the RS3.3 zoning district is not compatible with the adjacent and abutting residential lots zoned RS20. Furthermore, this request does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The RS3.3 zoning district is not compatible in scale or intensity with the RS20 zoning district. In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. For these reasons, staff finds the request for the RS3.3 zone is not appropriate for this location and recommends denial.

#### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

#### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Department of Aviation**

If approved:

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

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0302-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SUMMIT HOMES OF NEVADA**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118**

**DRAFT**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0096-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative yards; 2) finished grade; and 3) increase wall height.

**DESIGN REVIEW** for a single family residential development on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

177-12-102-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative yards where yards are established per Section 30.04.09.
2. Allow 4 feet of fill where a maximum of 3 feet of fill is allowed to be placed within 5 feet from a shared property line per Section 30.04.06F (a 33.4% increase).
3.
  - a. Increase the height of a wall to 8 feet where a maximum height of 6 feet is permitted within the side and rear setbacks in residential zoning districts per Section 30.04.03B (a 33.4% increase).
  - b. Increase the height of a retaining wall to 4 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33.4% increase).

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Single family residential development
- Number of Lots: 20
- Density (du/ac): 5.8
- Minimum/Maximum Lot Size (square feet): 4,284/9,963
- Number of Stories: 1 & 2
- Building Height (feet): 23 to 28.5
- Square Feet: 1,892 to 3,190

### Site Plans

The plans depict a single family residential development consisting of 20 lots on 3.5 acres with a density of 5.8 dwelling units per gross acre. The minimum and maximum lot sizes are 4,284 square feet and 9,963 square feet, respectively. Access to the site is granted via a 38 foot wide, north/south private street (Widley Street) that connects to Warm Springs Road. Widley Street provides direct access to Lots 13 through 18, and terminates into a stub street. A second 38 foot wide, east/west private street (Mariana Court) within the development provides access to Lots 1 through 12, 19, and 20. Mariana Court terminates into a stub street and cul-de-sac bulb at the west and east portions of the subdivision, respectively. An existing 5 foot wide attached sidewalk is located adjacent to Warm Springs Road. Four foot wide sidewalks are proposed within the interior of the development at the following locations: 1) the west side of Widley Street adjacent to Lots 16 through 18; 2) the east side of Widley Street adjacent to Lot 1; and 3) the north side of Mariana Court adjacent to Lots 1 through 8, 19, and 20. A waiver of development standards is required to allow alternative yards for Lots 9 and 12, located on the north and south sides of Mariana Court, respectively. Lot 9 maintains the following setbacks: 1) front and garage (actual side) - 20 feet from the west property line; 2) rear (actual corner) - 15 feet from the east property line; 3) side street (actual front) - 10 feet from the south property line adjacent to Mariana Court; and 4) interior side (actual rear) - 5 feet from the southeast property line. Lot 12 maintains the following setbacks: 1) front and garage (actual side) - 20 feet from the northeast property line adjacent to Mariana Court; 2) rear (actual corner) - 15 feet from the west property line; 3) side street - 10 feet from the northwest property line adjacent to Mariana Court; and 4) interior side (actual rear) - 5 feet from the south property line. A second waiver request is necessary to increase the combined retaining wall/screen wall height up to a maximum of 12 feet (4 foot retaining wall/8 foot screen wall) along the south and east boundaries of the project site, adjacent to Lots 10, 11, 15, and 16. The third waiver of development standards request is to allow a maximum of 4 feet of fill within 5 feet of a shared property line along the northeast and east property line of Lot 10. All single family residences will have EV charging capabilities. The single family residences located adjacent to the Union Pacific Railroad line will be constructed with a minimum of 25 dB of noise attenuation.

### Landscaping

The plans depict a 10 foot wide landscape area located behind an existing 5 foot wide attached sidewalk adjacent to Warm Springs Road. The street landscape area consists of large trees, shrubs, and groundcover. A 5 foot wide landscape area is provided along the east and west sides of Lots 20 and 1, respectively. Trees, shrubs, and groundcover are provided within this landscape area.

### Elevations

The plans depict 1 to 2 story model homes with a maximum height ranging between 23 feet to 28.5 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and accents. Some of the models also include decorative stone veneer and optional patio covers on the rear elevation. The side elevations of the model homes include a single architectural feature being a varying roofline.



**Floor Plans**

The plans depict 1 to 2 story model homes with multiple floor plans ranging from 1,892 square feet to 3,190 square feet. The models feature multiple bedrooms, bathrooms, kitchen, great room, and living room. All models feature 2 car garages.

**Applicant’s Justification**

The applicant states the increase in retaining wall height is necessary so that the site maintains adequate drainage, while the increased screen wall height is requested at the behest of the neighbors to the south to provide additional privacy between their homes and the future development. As the property to the east of the proposed retaining wall is a railroad right-of-way, the expected impact is negligible. The proposed screen wall will be comprised of CMU split-face blocks as a decorative material. The excess fill is needed for Lot 10 to ensure adequate drainage of the lot. As the property adjacent to the proposed excess fill is an existing railway right-of-way, the expected impact is negligible. The irregular shape of Lots 9 and 12 necessitate a request for non-standard/alternative yard orientation for the proposed homes, which are parallel to the street rather than perpendicular. The elevations do not meet the requirement of detached single-family homes having at least 2 architectural features on each facade of the structure. The proposed homes will comply with the Code required side setbacks with most homes being 10 feet apart. The spacing between the homes restricts visibility of additional architectural enhancements on the sides, making strict compliance with the 2 feature requirement impractical. The homes adjacent to the existing railway right-of-way will be constructed with a minimum of 25 dB of noise attenuation. Each home will have a 2 car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of 2 vehicles.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0493	Reclassified this site to C-P zoning for a medical complex consisting of two buildings	Approved by BCC	August 2019
CP-0509-17	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	April 2018
CP-0807-07	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	June 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Union Pacific Railroad, undeveloped, & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
East	Neighborhood Commercial	CP	Union Pacific Railroad, undeveloped, & office complex
West	Neighborhood Commercial	RS20	Single family residential

## Related Applications

Application Number	Request
PA-24-700003	A plan amendment to redesignate the land use from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0095	A zone change to reclassify this site to RS3.3 zoning for a single family residential development at 5.8 dwelling units per acre is a companion item of this agenda.
TM-24-500025	A tentative map for a 20 lot single family residential development on 3.5 acres is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

#### Analysis

##### Comprehensive Planning

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

##### Waiver of Development Standards #1

Staff finds the request to allow alternative yard setbacks for Lots 9 and 12 is a self-imposed burden. The subdivision could be redesigned to eliminate this request by reconfiguring the shape of the lots. Therefore, staff recommends denial of this request.

##### Waivers of Development Standards #2 & #3

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact increased finished grade may have on adjacent property owners. The increase to finished grade predominantly occurs at the southeast corner of the site, within the boundaries of Lot 10. More specifically, the increase in fill occurs along the northeast and east property lines of Lot 10, adjacent to the railroad line and an existing single family residence. The applicant indicates the increase in fill is necessary to ensure adequate stormwater drainage of the lot. However, since staff is not supporting the waivers of development standards and design review, staff cannot support this request and recommends denial.

The request to increase the retaining wall height is necessary to accommodate the increase to finished grade. However, since staff is not supporting the waivers of development standards and design review, staff cannot support this request.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The layout and internal street network of the proposed subdivision is functional. However, the proposed design of the single family residential development does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. Lots 10 (7,823 square feet), 11 (9,963 square feet), 15 (5,650 square feet), and 16 (5,689 square feet) are located along the south boundary of the subdivision, immediate adjacent to 5 single family residential lots of which 4 lots are developed. The 5 single family residential lots to the south of the development measure between 0.93 to 1.14 acres. Staff finds the proposed single family residential development, consisting of 20 lots measuring between 4,284 square feet to 9,963 square feet, is not compatible with the scale and intensity of the residential development within the surrounding area. Furthermore, the elevations do not meet the requirement of detached single family homes having at least 2 architectural features on each façade of the structure. More specifically, some of the rear elevations and all of the side elevations include only 1 architectural feature being a varying roofline. Therefore, staff recommends denial of the design review.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Department of Aviation**

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

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0302-2023 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SUMMIT HOMES OF NEVADA**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118**



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

March 11, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

WS-24-0096

**Re: Warm Springs & Topaz  
APR-23-101695  
APN: 177-12-102-014  
Justification Letter**

**PLANNER  
COPY**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and Design Reviews for a proposed 3.46 gross acre, 20-lot single-family residential subdivision.

### **Tentative Map**

The subject site is 3.46 gross acres and located south of Warm Springs Road and approximately 250 feet east of Topaz Street. A Tentative Map is requested to allow for the development of a 20-lot single-family residential subdivision with a density of 5.78 dwelling units per acre. The lots range in size from 4,284 square feet to 9,963 square feet, with an average lot size of 5,565 square feet.

The site is currently zoned CP (Commercial Professional) with a planned land use of NC (Neighborhood Commercial). A separate Zone Boundary Amendment and Master Plan Amendment are requested in support of the proposed RS3.3 (Residential Single-Family 3.3) zoning.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North: RS20 (Residential Single-Family 20); PU (Public Use)
- East: CP (Commercial Professional); RN (Ranch Estates Neighborhood)
- South: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood)
- West: RS20 (Residential Single-Family 20); NC (Neighborhood Commercial)

### **Waiver of Development Standards – Detached Sidewalks**

This request is to waive Section 30.04.08 (C)(1)(i)(a) requiring detached sidewalks along Warm Springs Road. This development is instead proposing attached sidewalks along the frontage with a 10-foot landscape buffer behind the sidewalk. This aligns with the overall design and aesthetic of the existing developments to the north, east, and west, creating a harmonious and visually cohesive environment. This waiver will not have an adverse impact on the walkability or safety of the development.

### **Waiver of Development Standards – Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 12-foot-high combination 8-foot screen wall and 4-foot retaining wall along the east and south property boundaries. The increase in retaining wall height is necessary so that the site maintains adequate drainage, while the increased screen wall height is



requested at the behest of the neighbors to the south to provide additional privacy between their homes and the future development. As the property east of the proposed retaining wall is a railroad right-of-way, the expected impact is negligible. The proposed screen wall will be comprised of CMU split-face blocks as a decorative material.

#### **Waiver of Development Standards – Excess Fill**

This request is for a waiver to allow for an excess fill of 4 feet within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06 (F)(1). The excess fill is needed for Lot 10 to ensure adequate drainage of the lot. As the property adjacent to the proposed excess fill is an existing railway right-of-way, the expected impact is negligible.

#### **Waiver of Development Standards – Front Yard Setback**

This request is to waive Section 30.02.07 to allow for a front yard setback of 10 feet where 20 feet is required. The irregular shape of Lots 9 and 12 necessitates a non-standard orientation for the proposed homes, aligning almost parallel to the street rather than perpendicular. As a result, a less than 250 square foot portion of the homes lies within the standard 20-foot setback from the back-of-curb. The orientation of the homes and lot shape still ensures sufficient private open yard space for future residents, ensuring no adverse effects on the development.

#### **Design Review – To Not Include a Minimum of Two Architectural Features on Each Facade**

This request is for a design review of Section 30.04.05 (E) to allow for elevations that do not meet the requirement of detached single-family homes having at least two architectural features on each façade of the structure. The proposed homes will comply with the side setbacks outlined in Section 30.02.07 (B), with most homes being 10 feet apart. The spacing between the homes restricts visibility of additional architectural enhancements on the sides, making strict compliance with the two-feature requirement impractical. The elevations align with previously accepted design standards and conform with all other Title 30 standards.

#### **Design Review – Architecture**

This request is for a design review of architectural floor plans and elevations. The single and two-story detached single-family homes feature contemporary designs and finishes. The homes range in size from 1,892 square feet to 3,190 square feet. The homes adjacent to the existing railway right-of-way will be constructed with a minimum of 25 dB of noise attenuation. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

**PLANNER  
COPY**

Page 2 | 2

6

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-50025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**

**TENTATIVE MAP** consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road, 300 feet east of Tapaz Street within Paradise. JG/md/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

177-12-102-014

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Single family residential development
- Number of Lots: 20
- Density (du/ac): 5.8
- Minimum/Maximum Lot Size (square feet): 4,284/9,963

The plans depict a single family residential development consisting of 20 lots on 3.5 acres with a density of 5.8 dwelling units per gross acre. The minimum and maximum lot sizes are 4,284 square feet and 9,963 square feet, respectively. Access to the site is granted via a 38 foot wide, north/south private street (Widley Street) that connects to Warm Springs Road. Widley Street provides direct access to Lots 13 through 18, and terminates into a stub street. A second 38 foot wide, east/west private street (Mariana Court) within the development provides access to Lots 1 through 12, 19, and 20. Mariana Court terminates into a stub street and cul-de-sac bulb at the west and east portions of the subdivision, respectively. An existing 5 foot wide attached sidewalk is located adjacent to Warm Springs Road. Four foot wide sidewalks are proposed within the interior of the development at the following locations: 1) the west side of Widley Street adjacent to Lots 16 through 18; 2) the east side of Widley Street adjacent to Lot 1; and 3) the north side of Mariana Court adjacent to Lots 1 through 8, 19, and 20.

**Landscaping**

The plans depict a 10 foot wide landscape area located behind an existing 5 foot wide attached sidewalk adjacent to Warm Springs Road. The street landscape area consists of large trees, shrubs, and groundcover. A 5 foot wide landscape area is provided along the east and west sides

of Lots 20 and 1, respectively. Trees, shrubs, and groundcover are provided within this landscape area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0493	Reclassified this site to C-P zoning for a medical complex consisting of 2 buildings	Approved by BCC	August 2019
CP-0509-17	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	April 2018
CP-0807-07	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	June 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Union Pacific Railroad, undeveloped, & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
East	Neighborhood Commercial	CP	Union Pacific Railroad, undeveloped, & office complex
West	Neighborhood Commercial	RS20	Single family residential

**Related Applications**

Application Number	Request
PA-24-700003	A plan amendment to redesignate the land use from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0095	A zone change request to reclassify this site to RS3.3 zoning for a single family residential development at 5.8 dwelling units per acre is a companion item of this agenda.
WS-24-0096	A waiver of development standards for setback, wall height, detached sidewalk and excess fill and design review for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.



**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

**Department of Aviation**

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

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

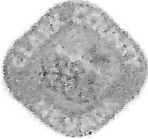
**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0302-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SUMMIT HOMES OF NEVADA  
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-102-014

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs & Topaz

**DETAILED SUMMARY PROJECT DESCRIPTION**

20 lot single family residential subdivision.

**PROPERTY OWNER INFORMATION**

NAME: DAF Holdings, LLC and Joseph G. Fabrizio, as Trustee of The JGF Living Trust  
 ADDRESS: 1413 Castle Crest St.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89117  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION**

NAME: Summit Homes of Nevada, LLC.  
 ADDRESS: 3455 Cliff Shadows Parkway Suite 290  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-365-8588 CELL n/a EMAIL: andrewa@summithomesnv.com

**CORRESPONDENT INFORMATION**

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S. Jones Blvd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-362-8844 CELL n/a EMAIL: emilys@taneycorp.com

\*Correspondent will receive all project communication

(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 and 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.

Joseph G. Fabrizio  
 Property Owner (Signature)

Joseph G. Fabrizio  
 Property Owner (Print)

1-15-24  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |  |                             |                                      |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|-----------------------------|--------------------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN            | <input type="checkbox"/> UC | <input type="checkbox"/> WS          |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC            | <input type="checkbox"/> VS | <input type="checkbox"/> ZC          |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) TM-24-50025 ACCEPTED BY MNO  
 PC MEETING DATE ~~5/1/24 @ 7:00 PM~~ 5/21/24 @ 7:00 PM DATE 3/13/24  
 BCC MEETING DATE ~~6/5/24 @ 9:00 AM~~ 6/18/24 @ 9:00 AM  
 TAB/CAC LOCATION 6/5/24 DATE 4/30/24 @ 7:00 PM  
PARADISE



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

February 12, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

*TY-25-500025*

**Re: Warm Springs & Topaz  
APR-23-101695  
APN: 177-12-102-014  
Tentative Map Hold Request**

To whom it may concern:

Taney Engineering, on behalf of Adaven Homes, realizes the Tentative Map will not be acted on within NRS time frames. We respectfully request that the Tentative Map is submitted concurrently with our other land use applications (Waivers of Development Standards, Design Review, Zone Boundary Amendment, and Master Plan Amendment).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

**PLANNER  
COPY**

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0106-COUNTY OF CLARK (FIRE DEPT):**

**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Arville Street and Rogers Street within Paradise (description on file). MN/md/ng (For possible action)

RELATED INFORMATION:

**APN:**

162-30-103-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a Bureau of Land Management right-of-way grant that bisects the south portion of the subject property. The right-of-way grant measures 307 feet in length, 60 feet in width, with an area of 18,644 square feet. The vacation of the right-of-way grant is necessary to facilitate redevelopment of the project site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0622-03	Office trailer in conjunction with an existing fire training center	Approved by ZA	July 2003
DR-060-91	Office/warehouse building and a fire pump test pit	Approved by PC	April 1991
VC-762-90	Waive street landscaping along Arville Street adjacent to the Clark County Fire Department training center	Denied by BCC	January 1991
DR-212-90	Training classroom and fire tower additions	Approved by PC	December 1990

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	The Orleans Resort Hotel
East & West	Business Employment & Entertainment Mixed-Use	IL	Industrial & warehouse buildings, undeveloped, & outside storage

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Business Employment	IL	Industrial & warehouse buildings

**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 right-of-way 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include 10 feet for Tropicana Avenue and 54 feet for the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT  
**CONTACT:** KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV  
89146

**DRAFT**

398-B381

December 18, 2023

Clark County  
Department of Comprehensive Planning  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

VS-24-0106

Re: **Vacation Justification Letter**  
**Application for APN: 162-30-103-003, County of Clark (Fire Dept)**

To Whom It May Concern:

GCW, Inc. has been retained by the County of Clark, Fire Department to file the subject application.

The purpose of this application is to vacate the existing 60.00' wide Right-of-Way Grant for a portion of Bell Drive on parcel 162-30-103-003. Said right-of-way is per "Notice of Right-of-Way Grant" recorded October 22, 1984, in Book 2010, as Instrument No. 1969179 on file at the Clark County, Nevada Recorder's Office.

The vacation of the right-of-way grant is necessary to fully develop the property.

We appreciate your review and consideration. Should you have any questions, please contact the undersigned at 702-804-2066.

Cordially,

GCW, INC.



Russ Wonders, PLS, WRS  
VP of Survey



05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0109-ISAACSON, SCOTT:**

**VACATE AND ABANDON** a portion of right-of-way being Palm Street located between Jodi Avenue (alignment) and Reno Avenue, and a portion of right-of-way being Reno Avenue located between Palm Street and Jarom Street (alignment) within Paradise (description on file). JG/sd/ng  
(For possible action)

RELATED INFORMATION:

**APN:**

161-29-201-001; 161-29-212-043

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of right-of-way being Reno Avenue (alignment) and Palm Street. The applicant states this request is from Clark County Public Works as these 2 rights-of-way are no longer needed as both terminate at US 95.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0450-16	Vacated and abandoned right-of-way - expired	Approved by PC	June 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Neighborhood (8 du/ac)	RS5.2	Single family residential
South & West	Ranch Estate Neighborhood (up 2 du/ac)	RS20	Single family residential

**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 right-of-way 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

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

#### **Building Department - Addressing**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-24-0109; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

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

**APPLICANT:** PUBLIC WORKS - DEVELOPMENT REVIEW  
**CONTACT:** PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL  
PARKWAY, LAS VEGAS, NV 89155

**DRAFT**

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Rawhide Street, 350 feet east of Oxbow Street within Paradise. JG/jm/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

162-26-710-320

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of a non-decorative fence to 6 feet where a maximum of 3 feet is permitted within the first 15 feet of the front property line per Section 30.04.03B (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1947 Rawhide Street
- Site Acreage: 0.2
- Project Type: Fence height
- Sustainability Points Required/Provided: 0/0

**Site Plan**

The plan depicts an existing single family residence with an existing fence located in the northeastern (front) portion of the property. The length of the fence along Rawhide Street is approximately 35 feet 3 inches and is approximately 2 feet south of the sidewalk. The fence then extends 30 feet south and meets the home on 1 side with an existing fence on the east property line enclosing a portion of the front yard.

**Landscaping**

Landscaping is not a part of this request.

Elevations

The stockade-style fence is approximately 6 feet tall and has a west facing built in latched pedestrian gate approximately 6 feet from the front of the home.

Applicant's Justification

The applicant states they installed the fence to provide a safe space to enjoy the outdoors where they previously had transients resting in the front yard, between her home and the neighbors home, or peering into her home. The applicant has documented medical conditions that require a safe and calming space for her to live. This would also allow her tortoises to have a habitat in the front yard.

**Surrounding Land Use**

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood	Suburban (up to 8 du/ac)	RS5.2	Single family residential

**Clark County Public Response Office (CCPRO)**

CE-23-20196 is an active case that involves the height and location of the fence.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The fence is neither decorative nor architecturally compatible with the existing residence in color or materials. Non-decorative fences in the front yard detract from the aesthetics of the streetscape. Staff finds that the applicant has not provided evidence showing that this fence would not adversely affect the area. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised the application must be completed or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

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

- No comment.

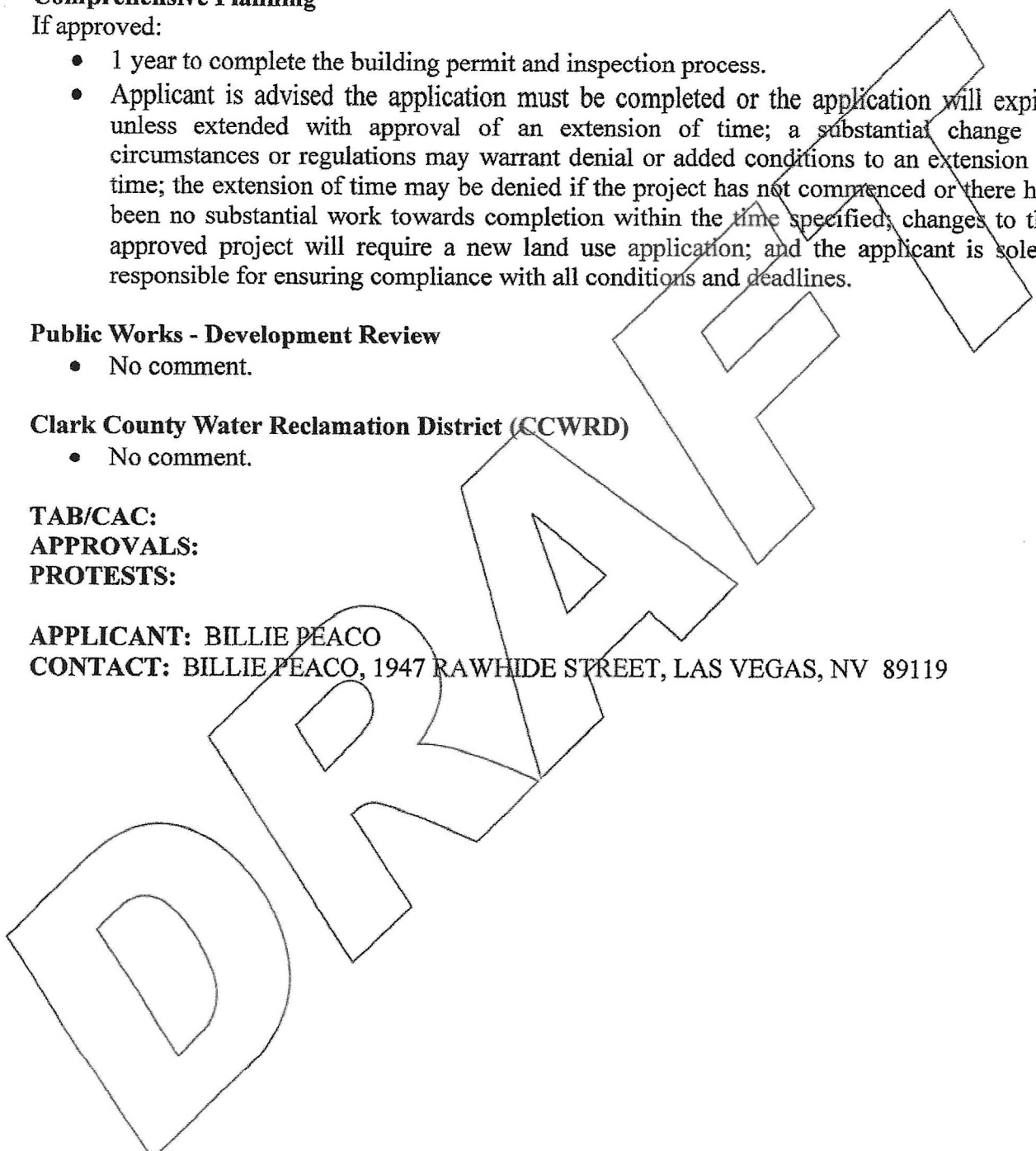
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BILLIE PEACO**

**CONTACT: BILLIE PEACO, 1947 RAWHIDE STREET, LAS VEGAS, NV 89119**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>JAMES A. HAWKINS</u> ADDRESS: <u>1170 HIDDEN MOUNT ST</u> CITY: <u>HEAVEN</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-269-7628</u> CELL: <u>702-775-0032</u> E-MAIL: <u>BREBEK@AOL.COM</u>
	<b>APPLICANT</b>  NAME: <u>Billie Perez</u> ADDRESS: <u>1947 Rawhide St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>702-862-6537</u> E-MAIL: <u>madsmom7@yahoo.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-26-710-320  
 PROPERTY ADDRESS and/or CROSS STREETS: 1947 Rawhide Lv. NV 89019 - Rawhide & Springdale  
 PROJECT DESCRIPTION: SINGLE FAMILY HOME

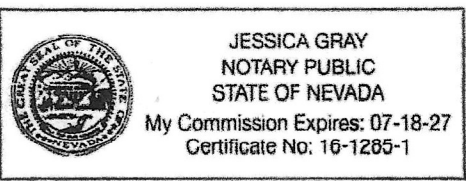
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

James A. Hawkins \_\_\_\_\_  
 Property Owner (Signature)\*  
JAMES A. HAWKINS  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2023 (DATE)

By James A. Hawkins  
 NOTARY PUBLIC: Jessica Gray



\*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.

12/03/2023

WS-24-0063

Department of Comprehensive Planning,

Residence: 1947 Rawhide St.  
Las Vegas, NV 89119

I am requesting a waiver of development standards in regard to the wood panel fence enclosing a portion of the front yard.

This fence servers multiple benefits.

The neighborhood where I reside has a large transient population. There is constant foot traffic in front of my home.

Multiple times, I have encountered a person sitting, laying, or waiting in my front yard or on the wall between my neighbors house and mine.

After catching someone peeping in the front window, we installed multiple cameras.

There are often occupied vehicles idling in front of my home.

In the 8 years I have resided in this home, I have never felt comfortable opening any blinds in the front of the home. I did not improve the curb appeal other than to keep it clean as I did not want any additional attention.

When in my home and/or rear fenced yard, I am at ease and comfortable.

I suffer from acute anxiety, chronic depression, PTSD and panic attacks. My symptoms have continued to get worse in the past few years. I am not able to have access to our cameras as it would make it worse.

I am actively in therapy to help myself have a better quality of life. I can only be responsible for myself. I can not control others or my surroundings.

2 years ago, it was suggested that I find something that brings me happiness.

I adopted/rescued 6 tortoises. I needed to be needed. I found joy in taking care of these animals and their everyday needs.

As they have grown and gotten healthy, they needed more space.

I have this huge front yard sitting stagnant.

This summer, we decided to enclose a portion of the front yard with a wood panel fence. Behind the fence, we installed tortoise barriers and landscaped a beautiful sanctuary.

I was shocked when we received notice of the fence being an issue. It does not cause any blind spots for drivers or obstruct any view. There is a clear line of sight to the mailbox and front door. It is a beautiful upgrade to the neighborhood.

Having this fence has increased the curb appeal. It has allowed me to feel safe opening the blinds to the front of the house. I no longer have a dark living room as there is now sunlight and a beautiful view. The

new landscape outside of the fence doesn't encourage strangers to hang out.

I have spoken to my neighbors on each side, and they love the fence and think it is a beautiful addition.

My tortoises have space to roam and thrive. I have less anxiety now when I am home. This fence has allowed me to feel more secure in my surroundings and improved my quality of life. My depression is lessening.

Mental health is important. I was lucky to have amazing ER doctors who recognized the signs. They didn't dismiss my high blood pressure. Instead, they set me up with a psychologist and psychiatrist immediately. I wasn't aware of how withdrawn I had become.

My father committed suicide this September. I have since added a memorial garden to my front yard.

I ask that you waive the development standards in regard to the wood panel fence in my front yard. It is not an eyesore, a nuisance, an obstruction, or a safety hazard. It increases the beauty of the home and adds quality of life to me, my family, and my tortoises.

I thank you for your consideration.

Sincerely, Billie Peaco

10

**PLANNER  
COPY**





## **Psychiatric Solutions Clinic**

3430 E. Flamingo Rd. Suite 100 Las Vegas, NV 89121  
P: 702-444-4690 F:702-444-0977 Email: psychiatricsolutionsllc@yahoo.com

October 23, 2023

RE: Billie Peaco

DOB: 09/07/1976

To whom it may concern,

The above patient has been seen at this clinic.

We are recommending having an emotional support animal for mood support, the patient's tortoises names are O.T., Reuter, Cera, Frick, Frack and Little Foot. Therapy has been tried and tested and has a proven record of calming the patient during flare up of symptoms.

If you have any other questions, please feel free to contact us at the office.

Sincerely,

**Psychiatric Solutions Clinic**  
3430 E. Flamingo Rd St 100  
Las Vegas, Nv 89121  
Phone: 702-444-4690  
Fx: 702-444-0977

Oluyemisi Adedotun

10

**PLANNER  
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC;**

**WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME** for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.

**DESIGN REVIEW** for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone.

Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action)

---

RELATED INFORMATION:

APN:

162-19-512-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height for a proposed hotel to 236 feet where 186 feet was previously approved and where 100 feet is the standard per Table 30.40-7 (a 26.9% increase from previous and an 136% increase from standard).
2. Reduce the height setback for a proposed hotel adjacent to an arterial street (Valley View Boulevard) to 10 feet where a minimum of 75.3 feet is required per Figure 30.56-4 (a 86.7% reduction).
3. Reduce parking for a proposed hotel to 215 spaces where a minimum of 314 spaces are required per Table 30.60-1 (a 33.7% reduction).
4. Increase the number of tandem parking spaces to 66 spaces where a maximum of 64 spaces are permitted per section 30.60.050 (a 3.1% increase).
5. Permit an alternative parking layout with spaces a minimum of 8 feet wide and 16.5 feet in length with 20 foot wide drive aisles where a parking lot layout per Table 30.60-4 and Figure 30.60-1 are required.
6.
  - a. Reduce the departure distance from an intersection to a driveway to zero feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1.
  - b. Reduce throat depth to a minimum of 18 feet where throat depth per Uniform Standard Drawing 222.1 is required.
  - c. Reduce the driveway width to 22 feet where a driveway width per Uniform Standard Drawing 222.1 is required.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 4175 S. Valley View Boulevard
- Site Acreage: 0.5
- Project Type: Hotel
- Number of Rooms: 284
- Number of Stories: 21
- Building Height (feet): 236
- Square Feet: 222,297
- Parking Required/Provided: 314/215

#### History & Request

UC-0703-16 was approved by the Board of County Commissioners (BCC) in January 2017 for 3 separate developments on the property including a shopping center, a hotel, and a multiple family residential development. The property has since been subdivided and a shopping center and the multiple family residential developments are on separate parcels. The plans approved for the hotel by UC-0703-16 depicted 250 rooms with a height of 177 feet. In May 2018, the BCC approved WS-18-0261 with modifications to the approved hotel, which included the following: an increase to 260 rooms, a building height of 186 feet, reductions in setbacks, alternative landscaping and reduced parking. The application, WS-18-0261, is now complete because more than 50% of the buildings are complete, landscaping and off-sites are complete adjacent to development (the fully developed portion of the site), and off-sites were approved to be phased.

The subject application WS-18-0789 requested 6 waivers and a design review that was approved by the Board of County Commissioners on December 19, 2018. The design review is for a modification for the hotel. The waivers include building height, height setback for a hotel adjacent to an arterial street, reduce parking spaces, increase tandem parking spaces, and alternative parking layout.

#### Site Plan

The approved hotel site has frontage along Nevso Drive and Valley View Boulevard and is set back a minimum of 10 feet from these streets. The hotel was originally approved in conjunction with a shopping center and multiple family residential development. Shared drive aisles with the shopping center and the residential development provide access to the hotel from Hugh Hefner Drive and Valley View Boulevard. The hotel is set back zero feet from the common property line (west side) with the residential development. A waiver of development standards was approved with WS-18-0261 to reduce the setback to this property line. The plans depict an access driveway from Nevso Drive for delivery trucks for the hotel.

#### Landscaping

Alternative landscaping was approved with previous land use applications for this site. A minimum 10 foot wide landscape area with a detached sidewalk consisting of trees, shrubs, and groundcover is being provided along Valley View Boulevard. The landscape area adjacent to

Nevso Drive has attached sidewalks with minimum 10 foot wide landscape areas consisting of trees, shrubs, and groundcover.

Elevations

The approved plans show maximum height of 236 feet for the hotel. The plan indicates the building will be 233 feet in height and the extra height is to allow for necessary lighting, antennas, or screening. The building has a flat roof behind a parapet wall with a combination stucco finish, decorative metal panels, and a rooftop deck and pool area.

Floor Plans

The proposed hotel has 21 stories and a basement level. The basement level consists of back of house areas (laundry, employee locker areas, and storage). The ground floor consists of a lobby area and the entrance to the parking garage: which includes parking for guests checking in and loading spaces for deliveries. The next 5 levels are a parking garage, which depict an alternative parking layout for all of the spaces within the parking garage. The seventh floor consists of conference rooms, offices and storage areas. The eighth floor consists of the front desk/lobby, a restaurant, and offices. Floors 9 through 20 consist of the guest rooms and the 21st floor consists of a fitness center with a rooftop pool and deck.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400063 (WS-18-0789):

Current Planning

- Until December 19, 2023 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-20-900586 (WS-18-0789):

Current Planning

- Until December 19, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-18-0789:

#### Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 to include 30 feet for Nevso Drive and associated spandrels; Nevso Drive entrance will be emergency access only;
- Gates or another controlled access device will be required and to be approved by Public Works and Fire Prevention;
- Additional right-of-way dedications as required by the traffic study to accommodate any physical improvements and pedestrian volumes generated by this project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way or the dedication of right-of-way to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

#### Department of Aviation

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

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

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

Applicant's Justification

The applicant is requesting a third extension of time for WS-18-0789. The applicant states that the dewatering on-site has been completed for the site, the crane is on-site for work, and the steel has been delivered. The applicant is requesting a 2 year extension to commence the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-23-0481	Reduced separation of monument signs in conjunction with an approved shopping center	Approved by PC	October 2023
ET-22-400063 (WS-18-0789)	Second extension of time for a waiver of development standards to increase building height, alternative parking, and reduced setback for a proposed hotel	Approved by BCC	June 2022
ADET-20-900586 (WS-18-0789)	Administrative extension for a waiver to increase building height, alternative parking, and reduced setback for a proposed hotel	Approved by ZA	May 2022
UC-18-0787	Tavern in conjunction with a shopping center	Approved by BCC	December 2018
WS-18-0789	Increased building height, alternative parking, and reduced setback for a proposed hotel	Approved by BCC	December 2018
WS-18-0261	Modifications to an approved shopping center and hotel	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018
WS-18-0030	Alternative street landscaping and a design review for revisions to an approved multiple family residential development	Approved by BCC	March 2018
TM-0009-17	Commercial lot and a residential lot with 290 multiple family residential units	Approved by PC	March 2017
VS-0054-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0703-16	Increased density and building height, waivers to reduce setback from an arterial street and reduced parking for a multiple family residential development, and design reviews for a multiple family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District - expired	Approved by BCC	August 2008
UC-1253-05	Shopping center - expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units - expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center
South	Entertainment Mixed-Use	IL	Parking lot
East	Entertainment Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Multiple family residential development

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that in the second extension of time application, ET-22-400063 (WS-18-0789), staff stated that since 5 years had elapsed from the original approval date, the application would be the last extension staff will support, particularly since the new Title 30 code will be adopted. Staff

cannot support this application and recommends that when the applicant is ready to move forward with the project, they can submit plans in compliance with the new code.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time. However, since Planning is recommending denial of the application, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Until December 19, 2025 to commence.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:  
APPROVALS:  
PROTEST:**

**APPLICANT:** CAI LAS VEGAS HOTEL PARTNERS, LLC

**CONTACT:** STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0094-AVILA, JOSE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** buffering and screening standards; and **2)** driveway geometrics.

**DESIGN REVIEW** for an office building on 0.4 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Russell Road, 360 feet west of McLeod Drive within Paradise. JG/jud/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

162-25-411-035

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the width of a buffering landscape strip to 11 feet where 15 feet is required per Section 30.04.02C (a 27% reduction)
- b. Allow a 6 foot high non-decorative screen wall where 8 foot high decorative screen wall is required per Section 30.04.02.C (a 25% reduction).
2. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2860 E. Russell Road
- Site Acreage: 0.4
- Project Type: Office building
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 6,186
- Parking Required/Provided: 15/18
- Sustainability Points Required/Provided: 7/7

**Site Plans**

The plans depict a 2 story, 6,186 square foot office building located on the southwest corner of the site. The site was previously approved to reclassify 0.4 acres from R-E to CP zoning and

convert the existing residence into an office building. The original layout of the site had the building parallel to Russell Road. There were several conditions of approval relating to the original site layout; however, the building was demolished and the current layout shows the building perpendicular to Russell Road. Setbacks include 56 feet to the north (rear) property line, 67 feet to the east (side) property line, 20 feet to the south (front) property line along Russell Road, and 15 feet to the west (side) property line. The main building entrance faces east, and is identified by the portico located on the street side of the building. On the west side of the building is the employee only entrance, which is accessed via a 4 foot wide sidewalk on the south and portions of the west side of the building. The sidewalk around the east and north side of the building is 5 feet in width.

Access to the site is provided from 1 driveway located on the southeast corner of the site. Eighteen parking spaces are located on the east side of the building, including one ADA space, which are visible from the street. Two motorcycle spaces and 2 bicycle racks for 4 bicycles are shown.

The plans also depict an existing attached sidewalk, which will remain. A 3 foot high, 51 foot long decorative CMU wall will be installed along the west property line and will connect with the existing 6 foot high non-decorative CMU wall along the same boundary line. On the north property line, the applicant is proposing to keep the existing 6 foot high non-decorative CMU wall. Hence this application includes a waiver of development standards to allow a non-decorative, 6 foot high wall instead of the 8 foot high decorative screen wall as required. On the east side of the site is a commercial development. The existing wall/fence in the front of the site will be removed.

#### Landscaping

The plans depict a minimum 15 foot wide landscape strip with large trees 30 feet on center along Russell Road. A 15 foot wide landscape buffer, with staggered large trees 20 feet on center, is provided along the north property line adjacent to the existing residential use. On the west side of the site the landscape buffer ranges from 16 feet in width to 11 feet in width. A waiver of development standards is included to reduce a portion of the landscape buffer along the west side of the site. The east boundary line shows a 2.5 foot wide landscape strip with shrubs. Parking lot landscape finger islands are provided according to Code requirements.

#### Elevations

The plans show a 35 foot high, 2 story farmhouse design office building. The building has pitched roof with solar panels. Each window presents opaque low-e glass with waterproof fabric canopies. The exterior materials include sustainable shiplap siding, cultured stone veneer, and roof tile. The entry doors have exterior wall sconce lighting. Lights will be shielded and on motion sensors.

#### Floor Plans

The proposed building has an overall square footage of 6,186 square feet. The first floor consists of a lobby, conference room, offices, kitchen, and restrooms. The second floor consists of a small lobby, an IT room, multiple offices, and restrooms.

Applicant's Justification

The applicant states the project is compatible with the residential character of the neighborhood. The project will not have direct access to existing residential properties, the only vehicular access is from Russell Road. The proposed office building will enhance the overall architectural character of the neighborhood with its modern farmhouse design. Also, the applicant states that due to width of the site and the location of an existing light pole and fire hydrant a commercial curb return driveway is not possible; therefore, the applicant is requesting to keep the pan driveway as existing on the site.

Furthermore, the applicant states that the boundary walls on the west and north are on the property line. As such, the applicant cannot increase the existing wall height without the neighbors' consent. The applicant stated they have tried (unsuccessfully), in multiple occasions, to contact the adjacent property owner.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1577-99	Reclassify 0.4 acres from R-E to CP zoning for an office development	Approved by BCC	November 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	CP (AE-60) & RS20 (AE-60)	Single family residential
East	Neighborhood Commercial	CP	Commercial development
West	Neighborhood Commercial	RS20 (AE-60)	Single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

### Waiver of Development Standards #1

Policy 3.6.1 encourages site features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Furthermore, Policy 1.4.4 encourages flexible standards to promote in-fill redevelopment that is compatible with the scale and intensity of the surrounding area. Although the landscaping buffer does not meet Title 30 standards, allowing flexibility will encourage adaptive use of the existing property. Staff finds that the reduction on a portion of the western landscape strip will not negatively impact the existing residential development. Furthermore, staff finds that the request to allow an existing 6 foot high CMU wall to remain is adequate since the proposed landscape will serve a buffer in addition to the existing CMU wall. The only people accessing west entryway are employees and staff finds that the proposed landscape will enhance the visual appearance of the development and it should not impact the uses and activities on neighboring properties. As a result, staff can support this request.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed building and site design make the site appropriate to be used as an office. The proposed site layout meets Title 30 standards for an office use while maintaining the character of a single-family residence, which increases the compatibility with other existing single family residences. Also, the applicant is providing multiple sustainability points making this project consistent with Policy 6.2.2 which promotes sustainable site design and development practices. As a result, the project is compatible with the surrounding properties, and staff can support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the request not install a commercial curb return driveway on Russell Road. The applicant has provided additional throat depth helping to reduce the potential for collisions and stacking in the right-of-way.

### **Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0160-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JAVIER AVILA

**CONTACT:** JAVIER AVILA, 175 E. WARM SPRINGS RD, STE A, LAS VEGAS, NV 89119

# Justification Letter – APR-23-101091 – APN: 162-25-411-035 Public Works

Javier Avila Office Building  
2860 E Russell Road  
Clark County, NV 89120  
[javier@sierragrouplv.com](mailto:javier@sierragrouplv.com)

Clark County Comprehensive Planning  
500 S Grand Central Pkwy #1  
Las Vegas, NV 89155

February 21, 2024

Site location:  
Avila Office Building  
2860 E Russell Road  
Clark County, NV 89120

PLANNER  
COPY  
WS-24-0094

This justification letter is to request the approval of waivers and a Design Review under the Adopted Title 30 Code (2024), for a new 2-story office building to be located at 2860 E Russell Rd, APN: 162-25-411-035. The proposed 2-story building consisting of 6,186 total s.f. would be located on the lower south-west portion of the site with approximately 18 total parking spaces, 15 parking spaces are required for the project based on Table 30.04-2 Minimum Required Parking, 1 ADA compliant parking space is required, for a total of 20 spaces. The project will also have bicycle parking based on Table 30.04-8 Required Short-Term Bicycle Parking Spaces – Office, Retail and Service Uses, Shopping Center, 10,000 s.f., and under: 4 spaces minimum, the project will have 4 short-term bicycle spaces.

The Project is zoned for Commercial Professional (C-P) & (AE60) based on the new (2024) Adopted Title 30 Code, Section 30.02.13 and is located within the Russell Road Corridor, the overall design will comply with the general regulations and standards listed in chapter 30.04. The current site had the existing building structure demolished, so the project would be considered new construction, which is why the building is located parallel to the west property line so the site parking can be located on the east side of the building.

The Property is adjacent to a Commercial located to the East, and has Residential properties located to the West and North of the property, there is an existing 6' high cmu block wall which will remain in place and be modified by adding approximately 2'-0" vinyl wall panel topper. The landscaping will comply with chapter 30.04.02 and will comply with the required buffering and screening between commercial and residential properties. The front entry is facing east and due to the design of the site and building orientation a customer entrance south would not be viable, the main entrance is identified by the portico and is located on the street side of the building. The Project will also have 70% of the roof contain commercial solar panels. We are asking for Waiver of Development Standards by decreasing the required 15'-0" landscape buffer to the west to 11'-0" wide due to a 4'-0" employee only sidewalk that provides access to the employee restroom and electrical room, the landscape buffer does increase to 16'-0" on the northern portion of the building. The exterior door will all have exterior wall sconce lighting, 'Elegant Lighting' Raine 12" tall outdoor wall sconce lighting, lights will be shielded and on motion sensors.

The Project presented is compatible with the residential character of the neighborhood and the designated use of the area. The project will not affect the commercial or residential developments adjacent to the property, since there will not be any direct access to those properties, the only access will be from Russell Rd. The property will comply with chapter 30.04.02 landscape buffer in between the adjacent residential sites, to help mitigate the impact of the project. The proposed office building will enhance the overall architectural character of the neighborhood as its overall design is

12

based on a modern farmhouse which will increase the aggregate value of the area. We believe the project will continue to contribute to the overall area and will be a contribution to the overall neighborhood community.

#### Sustainability

1. The project will have a 'COOL ROOF' due to the roof material having an SRI 29 for steep sloped roofs (>2:12), the roof slope for the project is 6:12 (1 point)
2. The project will have commercial solar panels on 75% of the roof area. (2 points)
3. The project will have a floor-to-ceiling height of 11'-0" clear on all floor levels to facilitate natural ventilation. (1/2 point)
4. The project will have the landscaping oriented to the West and South sides of the building. (1/2 point)
5. The project will use SOLAR BAN glazing throughout the project. (1/2 point)
6. The project will have awnings PROTRUDING 3'-0" for all exterior entrances and windows; the main entry will have a portico and will also provide a cover over the ADA zero curb. (1/2 point)
7. The project will have 100% of the windows on the south-and-west shaded with a waterproof canopy – 1 point for 50% of windows on south-and-west building orientation to have a canopy, 1 point for each additional 25% of windows and doors shaded. (2 points)

#### Waiver of Development Standards (WS):

WS1: Waiver of Development Standards – due to width of the site and the location of an existing light pole and fire hydrant we cannot comply with the commercial driveway requirements (USD 222.1). The 25' and 15' turning radii are in conflict with the existing light pole and fire hydrant – each has to be a minimum of 6' away from a driveway. We can comply with the throat depth and driveway width, however the required driveway radii cannot be met. A commercial pan driveway per Uniformed Standard Drawing 224 is currently the driveway for the site.

WS2: Waiver of Development Standards – the landscape buffer located on the west of the building is reduced to 11'-0" for a length of 24'-0", due to a 4'-0" wide employee only sidewalk to provide access to the employee restroom and electrical room.

WS3: Waiver of Development Standards – reduce sidewalk to 4'-0" wide where 5'-0" is required around the building, this is a wrap around sidewalk along the West and South of the building.

WS4: Waiver of Conditions – the property has a Notice of Final Action dated November 30, 1999, with a condition of 'rear parking areas to be gated and locked during non-office hours', this condition was based on the original site having parking which was not visible from street view. The original structure has been demolished and all proposed parking will be visible from the street view, so this condition is asked to be waived due to the existing site having the original building razed.

Sincerely,



Javier Avila-Pena  
Property Owner

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-24-0104-SUNSET & SPENCER, LLC:**

**ZONE CHANGE** to reclassify 2.2 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay.

Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise (description on file). JG/rr (For possible action)

**RELATED INFORMATION:**

**APN:**

177-02-510-006

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1875 E. Sunset Road
- Site Acreage: 2.2
- Existing Land Use: Business Employment

**Applicant's Justification**

The request for Industrial Park (IP) zoning is for the development of a 30,065 square foot warehouse on the site. The warehouse will be split into 6 units approximately 5,000 square feet each with 1,000 square feet of office space per unit. There is existing CG and IP surrounding the area and therefore this development is suitable for this area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1453-07 (ET-0359-09)	First extension of time to increase building height for a retail/office building to 55 feet - expired	Approved by PC	February 2010
UC-1435-07	Increased retail/office building height to 55 feet	Approved by PC	January 2008
ZC-1928-05	Reclassified site from M-D to C-2 zoning	Approved by BCC	January 2006
AV-1230-05	Administrative minor deviation to increase height of retail/office building to 55 feet - expired	Approved by ZA	November 2005



### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1651-02	Reclassified site from M-D to M-1 zoning	Denied by BCC	January 2008
WT-0167-97	Finished floor elevation for an office/warehouse	Approved by PC	March 1997
ZC-0826-96	Reclassified site from R-E to M-D zoning	Approved by BCC	June 1996

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid International Airport
South	Business Employment	IP (AE-65)	Office/warehouse
East	Business Employment	IP (AE-65 & AE-70)	Undeveloped
West	Business Employment	CG (AE-65 & AE-70) & IP (AE-65)	Gas station & undeveloped

### Related Applications

Application Number	Request
WS-24-0105	A waiver of development standards for retaining wall height and design review for an office/warehouse is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

The existing land use in the Master Plan for the subject site is Business Employment (BE). This land use category is primarily intended for offices, distribution centers, warehouse/flex space, technology, and light-industry. Supporting uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses. The IP (Industrial Park) zone is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting offices. The IP zone is considered a conforming zone within the BE land use designation as is the current zone, CG. The surrounding areas to the south, west, and east are a mix of CG and IP zoning with a mix of retail, offices, and warehouses, while the airport is located to the north. Rezoning the subject property to IP will be consistent with the intent of Master Plan Policy WP-3.3 which encourages a mix of employment and aviation related uses in existing employment areas near Sunset Road, Eastern Avenue, and west of I-15 to ensure

compatibility of airport operations, preserve the viability of warehouse and manufacturing uses, and protect public health, safety, and welfare. For these reasons, staff finds the request for the IP Zone is appropriate for this location.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be

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

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MARK STEARNS**

**CONTACT: MARK STEARNS, WESTSTAR ARCH, 4052 DEAN MARTIN DR, LAS VEGAS, NV 89103**

DRAFT




---

 W E S T A R   A R C H I T E C T S

February 13, 2024

PLANNER COPY

Clark County comprehensive Planning  
 500 South Grand Central Pkwy  
 Las Vegas, NV 89155  
 Pahrump, Nevada 89060

Re: Application of Design Review/Conforming zone change  
 Spencer Warehouse  
 Justification Letter  
 APN: 177-02-510-006

To whom it may concern:

Enclosed please find the plans and information necessary to accompany and application for design review, rezoning and wavier of development standard associated with the development of this 2.18 acre site. The site is located on the corner of East Sunset Road and Spencer Street. The property is more particularly described on assessor parcel number 177-02-510-006. The property is currently zoned General Commercial (CG).

The proposed project will be 30,065 square foot warehouse facilities split into six (6) units approximately 5,000 square feet for each with 1,000 square feet office space per unit. The proposal building will be a single story with a maximum height of 47'-10", however, the majority of the building is 42'-10". The building will be comprised of painted concrete and large decorative storefront windows with painted metal canopies on the north side of the building. The south side will have (6) 15-foot roll up doors and 6-man doors. There is existing CG and IP surround the area and therefore this development is suitable for this area.

This application specifically requests the following:

1. Design Review for the new development.
2. Waiver of Development Standards to allow 4'-0" foot retaining wall where 3'-0" is the limit. We are requesting this waiver due to the 5'-0" fill to propose new grade that would put the new grade 2'-0" above the maximum 3'-0" retaining wall.
3. Conforming zoning change from CG to I-P

Thank you for your construction. Please let me know if you have any questions or need anything further.

Mark A Stearns  
 Principal  
 Westar Architects  
 702-870-0000

---

 ARCHITECTURE • INTERIOR DESIGN • PLANNING

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0105-SUNSET & SPENCER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for retaining wall height **DESIGN REVIEW** for an office/warehouse on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay.

Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise. JG/rr/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

177-02-510-006

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a 4 foot high retaining wall where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1875 E. Sunset Road
- Site Acreage: 2.2
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height: 47 feet, 10 inches
- Square Feet: 30,065
- Parking Required/Provided: 31/34
- Sustainability Points Required/Provided: 7/7

Site Plan

The plan depicts a proposed 30,065 square foot warehouse building on 2.2 acres at the southeast corner of Sunset Road and Spencer Street. The building is set back 89 feet from Sunset Road, 20 feet from Spencer Street, 93 feet from the rear (south) property line, and 25 feet from the side interior (east) property line. The site will be accessed by a 40 foot wide driveway from Sunset Road and a 40 foot wide driveway from Spencer Street. All parking, including 3 accessible parking spaces, are located on the north side of the building. A parking turnaround approximately 17 feet by 25 feet is provided at the west end of the parking lot. The south side of

the building provides access to six, 11 foot wide roll-up overhead doors at the rear of the building as well as a trash enclosure. A drive aisle/fire lane provides a connection between the parking area on the north side of the building and the rear of the building. Cross access is provided to the undeveloped property to the east.

### Landscaping

The plan indicates street landscaping and parking area landscaping is being provided. Along Sunset Road, street landscaping consisting of an existing attached 5 foot wide sidewalk and a landscape strip which exceeds the minimum width requirement of 10 feet, except where an existing bus stop is located to the west of the driveway. The street landscaping includes 10 large trees set apart approximately 21 feet on center with at least 3 shrubs per tree which meets the minimum requirements. Along Spencer Street, street landscaping consists of an existing attached 5 foot wide sidewalk with a 20 foot wide landscape strip with 10 large trees. The landscape strip exceeds the minimum width of 10 feet and features at least 3 shrubs per tree which meets the minimum requirement. Within the parking lot there are 6 medium trees in the landscape islands and an additional 7 large trees on the site which exceeds the minimum requirements.

### Elevations

The plans indicate the proposed building will be concrete tilt-up construction with 3 different roof parapet heights. The building height is 47 feet 10 inches to the highest roof parapet and 42 feet 10 inches to the low roof parapet. The building features exterior wall finishes that are proposed to consist of bare concrete panels and painted concrete panels with three different colors. Six inch wide wall reveals are located between the panels. There are also painted stucco panels on vertical elements of the building, as well as corrugated metal siding at 3 of the building corners which are visible from the streets and around the building entrances facing Sunset Road. The building will feature a storefront window system including windows on vertical elements of the building and at 3 building corners visible from the streets. Each building entrance has a painted steel canopy with shade structures also present over rear doors which are south facing.

### Floor Plans

The plan indicates a shell warehouse building with 6 suites. Each suite features a 1,000 square foot office space in the front where the main entrances are located. Warehouse spaces make up most of the rear portion of each suite and range in size from 4,100 square feet to 3,500 square feet. Exterior access to each warehouse space is provided by 6 rear doors and 6 roll-up overhead doors.

### Applicant's Justification

The request is for the development of a 30,065 square foot warehouse on the site. There is existing CG and IP zoning in the surrounding area; therefore, this development is suitable for this area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1453-07 (ET-0359-09)	First extension of time to increase building height for a retail/office building to 55 feet - expired	Approved by PC	February 2010
UC-1435-07	Increased retail/office building height to 55 feet	Approved by PC	January 2008
ZC-1928-05	Reclassified the site from M-D to C-2 zoning	Approved by BCC	January 2006
AV-1230-05	Administrative minor deviation to increase height of retail/office building to 55 feet - expired	Approved by ZA	November 2005
ZC-1651-02	Reclassified the site from M-D to M-1 zoning	Denied by BCC	January 2003
WT-0167-97	Waived the finished floor elevation for an office/warehouse	Approved by PC	March 1997
ZC-0826-96	Reclassified the site from R-E to M-D zoning	Approved by BCC	June 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid International Airport
South	Business Employment	IP (AE-65)	Office/warehouse
East	Business Employment	IP (AE-65 & AE-70)	Undeveloped
West	Business Employment	CG (AE-65 & AE-70) & IP (AE-65)	Gas station & undeveloped

**Related Applications**

Application Number	Request
ZC-24-0051	A zone change to reclassify 2.2 acres from CG (Commercial General) Zone to an IP (Industrial Park) Zone is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following; 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant is requesting a waiver to allow a 4 foot high retaining wall along the eastern property line of the subject site. Section 30.04.03C states that retaining walls shall be no more than 3 feet in height above an adjacent property with certain exceptions. None of the exceptions apply in this case. The property to east is undeveloped and is lower in elevation. The cross sections indicate a maximum fill of 5 feet on the subject site with a 4 foot elevation difference at the eastern property boundary. The property to the east is undeveloped and the finished grade could change at the time of development. Staff does not support a waiver for the higher retaining wall as there are other available options that do not require a waiver. For example, Section 30.04.03C allows a retaining wall up to 6 feet in height if a fence is located on top of the retaining wall which is 85% open. Another option would be to provide tiered retaining walls.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Pedestrian connectivity is provided between the public sidewalks, the adjacent public transit stop, building entrances, internal walkways, parking areas, and adjacent land uses and development. A stamped concrete crosswalk is provided which connects the public sidewalk and parking areas to the walkway along the front of the building. The trash enclosure is located at the rear of the building and will feature gates a concrete pad that extends out more than 8 feet and walls that will be a minimum of 1 foot higher than the receptacle. Building materials include the use of glass, decorative metal, concrete, and stucco. The building facades which are visible from the streets feature wall reveals, changes in surface colors and materials with 2 to 3 foot high roofline variations at 3 building corners and in the center of the building. All customer entrances face Sunset Road and feature 3 foot wide canopies above the doors and windows. Roll-up doors are located at the rear of the building directed away from the public rights-of-way. The applicant indicates that they will meet the minimum requirement of 7 sustainability points for this project. Based on this information, staff could support this request; however, staff is not supporting the waiver and therefore, recommends denial.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel



and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review Division for the design of a median extension along Spencer Street;
- Off-site improvement permits may be required.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; incorporate exterior to interior noise level reduction into the building construction as required by Code for use; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0162-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: MARK STEARNS  
CONTACT: MARK STEARNS, WESTSTAR ARCH, 4052 DEAN MARTIN DR, LAS VEGAS, NV 89103**




---

 W E S T A R   A R C H I T E C T S

February 13, 2024

PLANNER COPY

Clark County comprehensive Planning  
 500 South Grand Central Pkwy  
 Las Vegas, NV 89155  
 Pahrump, Nevada 89060

Re: Application of Design Review/Conforming zone change  
 Spencer Warehouse  
 Justification Letter  
 APN: 177-02-510-006

To whom it may concern:

Enclosed please find the plans and information necessary to accompany and application for design review, rezoning and wavier of development standard associated with the development of this 2.18 acre site. The site is located on the corner of East Sunset Road and Spencer Street. The property is more particularly described on assessor parcel number 177-02-510-006. The property is currently zoned General Commercial (CG).

The proposed project will be 30,065 square foot warehouse facilities split into six (6) units approximately 5,000 square feet for each with 1,000 square feet office space per unit. The proposal building will be a single story with a maximum height of 47'-10", however, the majority of the building is 42'-10". The building will be comprised of painted concrete and large decorative storefront windows with painted metal canopies on the north side of the building. The south side will have (6) 15-foot roll up doors and 6-man doors. There is existing CG and IP surround the area and therefore this development is suitable for this area.

This application specifically requests the following:

1. Design Review for the new development.
2. Waiver of Development Standards to allow 4'-0" foot retaining wall where 3'-0" is the limit. We are requesting this waiver due to the 5'-0" fill to propose new grade that would put the new grade 2'-0" above the maximum 3'-0" retaining wall.
3. Conforming zoning change from CG to I-P

Thank you for your construction. Please let me know if you have any questions or need anything further.

Mark A Stearns  
 Principal  
 Westar Architects  
 702-870-0000

ARCHITECTURE • INTERIOR DESIGN • PLANNING

14/