



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 10, 2022

7:00pm

### AGENDA

#### Note:

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

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

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

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- 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 26, 2022. (For possible action)
- IV. Approval of the Agenda for May 10, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **ET-22-400062 (UC-19-0824) -ATRIUM HOLDINGS LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for long term/short term lodging.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/sd/syp (For possible action) PC 6/7/22
  
- 2. **NZC-22-0060-CHURCH ROMAN CATHOLIC LAS VEGAS:**  
**ZONE CHANGES** for the following: 1) reclassify 3.9 acres from an R-1 (Single Family Residential) Zone and a U-V (Urban Village - Mixed Use) Zone to an R-4 (Multiple Family Residential - High Density) Zone; and 2) reclassify 1.4 acres from a U-V (Urban Village - Mixed Use) Zone to a C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: 1) reduce the setback for a convenience store from a residential use; and 2) reduce the setback for a gasoline station from a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) eliminate landscaping; and 3) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) multiple family residential development; 2) convenience store with gasoline station; 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the west side of Eastern Avenue, the south side of Rochelle Avenue, and the east side of Channel 10 Drive within Paradise (description on file). TS/jt/jo (For possible action) PC 6/7/22
  
- 3. **UC-22-0205-TYEB LLC:**  
**USE PERMITS** for the following: 1) supper club; and 2) hookah lounge.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking on 2.5 acres in a M-1 (Light Manufacturing) zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/jvm/syp (For possible action) PC 6/7/22

4. **UC-22-0214-HARSCH INVESTMENT PPTYS-NV LLC:**  
**USE PERMITS** for the following: 1) on-premises consumption of alcohol (service bar); and 2) outside dining and drinking.  
**DESIGN REVIEW** for outside dining/drinking area in conjunction with a restaurant on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/lm/syp (For possible action) **PC 6/7/22**
5. **VS-22-0224-DIAMOND P M LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between the Pecos-McLeod Interconnect and the Flamingo Wash Flood Control Channel, and between Desert Inn Road and Emerson Avenue; and a portion of a right-of-way being a portion of the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue within Paradise (description on file). TS/rk/jo (For possible action) **PC 6/7/22**
6. **WS-22-0186-SOBB INDUSTRIAL LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) landscaping; 3) on-site loading; and 4) driveway geometrics.  
**DESIGN REVIEW** for an office warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone within the Adult Use Overlay District. Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action) **PC 6/7/22**
7. **WS-22-0199-FLUET ROBERT:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/jor/syp (For possible action) **PC 6/7/22**
8. **DR-22-0218-PLUM WARM SPRINGS, LLC:**  
**DESIGN REVIEW** for a medical office building on 1.6 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Warm Springs Road, 750 feet east of Topaz Street within Paradise. JG/gc/jo (For possible action) **BCC 6/8/22**
9. **UC-22-0195-PECOS BILL, LLC:**  
**USE PERMIT** for a school on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Warm Springs Road and the west side of Pecos Road within Paradise. JG/nr/syp (For possible action) **BCC 6/8/22**
10. **WC-22-400046 (ZC-0961-03)-MARRA FAMILY TRUST & MARRA, WILLIAM A. & PEGGY A. TRS:**  
**WAIVER OF CONDITIONS** of a zone change requiring a 10 foot wide "No Build" area on the rear of each lot adjacent to the west property line and planted with Mondell Pine trees on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sur Este Avenue, 500 feet west of Tamarus Street within Paradise. MN/jgh/syp (For possible action) **BCC 6/8/22**

11. **WS-22-0238-BPS HARMON, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall sign area; **2)** increase animated sign area; and **3)** increase the number of animated signs.  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increased animated sign area in conjunction with an existing shopping center (Harmon Corner) on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/ja (For possible action) **BCC 6/8/22**

12. **ZC-22-0219-SHAH, PANKAJ K.:**  
**ZONE CHANGE** to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Casey Drive, 155 feet east of Pearl Street within Paradise (description on file). JG/al/jo (For possible action) **BCC 6/8/22**

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 31, 2022.

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 26, 2022

### MINUTES

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

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

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

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

Lorna Phegley; Planning, Alvaro Lozano; Community Services Specialist

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

II. Public Comment:  
**None**

III. Approval of April 12, 2022 Minutes

**Moved by: Haywood**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

Approval of Agenda for April 26, 2022

**Moved by: Philipp**  
**Action: Approve as submitted**  
**Vote: 5 -0 Unanimous**

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

V. Planning & Zoning

1. **ET-22-400038 (UC-19-0990)-EAGLE PARADISE LLC & THAYERACK LLC:**  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase animated sign area; and 2) increase freestanding sign area.  
**DESIGN REVIEW** for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/sd/syp (For possible action) **PC 5/17/22**

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

2. **ET-22-400042 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**  
USE PERMIT THIRD EXTENSION OF TIME to waive design standards for accessory modular buildings.  
**DESIGN REVIEW** for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/syp (For possible action) **PC 5/17/22**

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

3. **UC-22-0164-WILLY BUG & BUBBY LLC:**  
USE PERMIT for a proposed personal services use (non-invasive beauty) in conjunction with an existing commercial building located in a commercial/industrial complex (Park 2000) on 1.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located approximately 200 feet north of Sunset Road, and approximately 800 feet east of Eastern Avenue within Paradise. JG/bb/syp (For possible action) **PC 5/17/22**

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

4. **UC-22-0169-BEATH ANDREW & CARE HOLDINGS, LLC:**  
USE PERMIT for a hookah lounge within an existing commercial center on a portion of 1.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Pecos Road and the north side of Russell Road within Paradise. JG/nr/syp (For possible action) **PC 5/17/22**

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

5. **UC-22-0174-4175 LLC:**  
USE PERMITS for the following: 1) recreational facility (go-cart track); and 2) service bar.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate bicycle parking requirement.  
**DESIGN REVIEW** for a recreational facility on 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Arville Street and Nevso Drive within Paradise MN/sd/syp (For possible action) **PC 5/17/22**

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

6. **UC-22-0178-LEGACY FUNERAL HOLDINGS NV, LLC:**

**USE PERMIT** for a funeral home.

**DESIGN REVIEW** for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) (AE-65, AE-70, and AE-RPZ) Zone. Generally located on the south side of Patrick Lane, 285 feet east of Eastern Avenue within Paradise. JG/md/jo (For possible action) **PC 5/17/22**

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

7. **UC-22-0180-MATE COMMERCIAL, LLC:**

**USE PERMIT** to reduce the separation between a tire installation and repair facility and a residential use within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/sd/syp (For possible action) **PC 5/17/22**

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

8. **UC-22-0184-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a redesigned communication tower on a 0.9 acre parcel in a C-P (Office and Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/nr/syp (For possible action) **PC 5/17/22**

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

9. **VS-22-0182-HERBST FAMILY LIMITED PARTNERSHIP II:**

**VACATE AND ABANDON** easements of interest to Clark County located between Dewey Drive and Russell Road and between Polaris Avenue and Procyon Street within Paradise (description on file). MN/jor/jo (For possible action) **PC 5/17/22**

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

10. **DR-22-0177-PARBALL NEWCO, LLC:**

**DESIGN REVIEW** for a comprehensive sign package for a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/syp (For possible action) **BCC 5/18/22**

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

11. **ET-22-400036 (WS-19-0680)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH: WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1) reduce side setback; and 2) reduce height setback. DESIGN REVIEW for design modifications to a previously approved youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action) **PC 5/17/22****

**MOVED BY-Philipp**  
**APPROVE-Subject to staff conditions**  
**ADDED Condition**

- Until 10-16-2024 to commence

**VOTE: 5-0 Unanimous**

12. **ZC-22-0154-KNG, LLC:**  
**ZONE CHANGE** to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: **1) vehicle (recreational vehicles and watercraft) sales; 2) vehicle (recreational vehicles and watercraft) repair; 3) vehicle (recreational vehicles and watercraft) wash; and 4) vehicle (recreational vehicles and watercraft) storage.**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) reduce the separation for a vehicle (recreational vehicle and watercraft) wash from a residential use; and 2) allow a fence where not permitted.**  
**DESIGN REVIEW** for a recreational vehicle and watercraft services center. Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise (description on file). TS/jt/jo (For possible action) **PC 5/17/22**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be May 10, 2022**
- IX. Adjournment  
**The meeting was adjourned at 7:45 p.m.**



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

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

LONG TERM/SHORT TERM LODGING  
(TITLE 30)

PARADISE RD/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400062 (UC-19-0824) - ATRIUM HOLDINGS LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for long term/short term lodging.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/sd/syp (For possible action)

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RELATED INFORMATION:

APN:  
162-22-103-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the building height setback from an arterial street (Paradise Road) to 15 feet where a minimum of 24 feet is required per Figure 30.56-4 (a 37.5% reduction).
2. Reduce parking to 337 spaces where a minimum of 480 spaces are required per Table 30.60-1 (a 29.8% reduction).
3. Reduce the number of loading spaces to 2 spaces where a minimum of 4 spaces are required per Table 30.60-6 (a 50% reduction).
4. Permit alternative landscaping along Paradise Road where landscaping per Figure 30.64-17 or 30.64-18 is required.
5. Permit nonstandard off-site improvements (landscaping) within the right-of-way of Paradise Road where off-site improvements per Section 30.52.050 are required.
6. Reduce driveway throat depth to a minimum of 69 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 31% reduction).

**DESIGN REVIEWS:**

1. A long term/short term lodging facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:  
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4255 Paradise Road
- Site Acreage: 3.8
- Number of Units: 480
- Project Type: Long term/short term lodging
- Number of Stories: 6
- Building Height (feet): 75
- Square Feet: 434,422
- Parking Required/Provided: 480/337

Site Plan

The approved plans show a site currently being constructed as a hotel, which will be demolished to allow for the construction of the proposed facility. The plans depict a long term/short term lodging facility consisting of 480 units. The facility is in the central portion of the site with access from Paradise Road via 2 driveways, 1 on the northeast corner of the site and the other on the southeast corner. Parking for the facility is located along the north, south and west sides of the building adjacent to the property lines and in a parking garage, which consists of the first floor of the building. The parking garage with first floor is part of a podium for the base of the building. The remaining floors consisting of the units are in 2 towers which are separated by an approximately 10 foot wide gap in an east/west orientation between the towers. Amenities for the residents include laundry facilities, pool, and a park area that is located along Paradise Road in front of the building.

Landscaping

The approved plans depict landscape areas along the north, south and west property lines that are a minimum of 3 feet 8 inches in width, with landscape diamonds every 6 parking spaces. These landscape areas consist of combinations of trees, shrubs, and groundcover. The plan depicts a landscape area along Paradise Road that varies 10 feet to 15 feet in width. Portions of the sidewalk along Paradise Road are attached and portions are detached. A portion of this landscape area is within the right-of-way. Additional landscaping is in front (east side) of the building and within planters on the second level between the towers in landscape planters.

Elevations

The approved plans depict a building that is 6 stories with a maximum height of approximately 75 feet. The roofs are flat behind parapet walls with variations in height to break-up the roofline. The exterior of the building has a stucco finish painted in earth tone colors. The exterior consists of pop-outs and recesses to break-up the vertical and horizontal surfaces of the building. The units are accessed by public balconies that act as open hallways.

### Floor Plans

The approved plans depict a facility that has a total area of 434,422 square feet divided between 6 stories. The first level of the building consists of a parking garage, leasing office, laundry facilities, electrical/mechanical areas, and storage areas. Levels 2 through 6 consist of the lodging units. The facility has 480 units with each unit having a kitchen.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0824

#### Current Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Southernmost driveway to be right in and right out only;
- Extend the median island on Paradise Road to the south portion of the commercial driveway of APN 162-22-104-004 to allow for full turn movements in and out of the site or coordinate with Public Works + Design Division for a cost participation for the median;
- If the applicant/owner elects a cost participation for the median, the applicant/owner shall install delineator posts and raised ceramic traffic markers with a minimum size of 8 inches to act as a temporary median, with the alternating spacing of the delineator posts and raised ceramic traffic markers to be no greater than 2.5 feet;
- Only 1 parking space shall be permitted to the south of the leasing office at the southern driveway, which shall be an ADA accessible parking space with double the standard length to allow vehicles to pull through the space without backing up;
- Execute a License and Maintenance Agreement for any non-standard improvements within 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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

#### Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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 the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

Actual development of the project was delayed due to coordinating design issues with the Public Works improvement project for Paradise Road, and permits have now been submitted which the applicant believes are compatible with the Paradise Road plans. The applicant believes that the general circumstances of the area have not significantly changed since the original approval and that all elements of the original approval remain appropriate and compatible with surrounding development. Although the applicant has every intention of proceeding promptly with the

project, since permits have not been issued and theoretically something could delay approval again, the applicant requests two additional years to commence.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0824	Use permit with a design review for long term/short term lodging; with waivers for reduce setbacks, reduce parking, reduced number of loading spaces, alternative landscaping, nonstandard off-site improvements, and alternative commercial driveway geometrics	Approved by PC	December 2019
WS-0360-08	Additions, renovations, and minor site design changes to an existing hotel (Atrium) with waivers to reduce parking and setbacks	Approved by PC	May 2008
UC-0401-05	Resort condominium with reduced parking	Approved by BCC	June 2005
UC-353-88	Hotel with support related facilities	Approved by PC	November 1988

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-1	Hard Rock (Virgin) Resort Hotel
East	Entertainment Mixed-Use	H-1	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff can support this extension of time request as the applicant has submitted permits related to the construction of the property and with staff shortages the applicant is requesting more time to complete the required permitting for another 2 years.

**Public Works - Development Review**

There have been no significant changes in this area. 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:**

**Current Planning**

- Until December 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ATRIUM HOLDING LLC

**CONTACT:** GREG BORGEL, 300 S FOURTH ST SUITE 1400, LAS VEGAS, NV 89101



MULTIPLE FAMILY RESIDENTIAL  
/CONVENIENCE STORE/GASOLINE STATION  
(TITLE 30)

EASTERN AVE/ROCHELLE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-22-0060-CHURCH ROMAN CATHOLIC LAS VEGAS:**

**ZONE CHANGES** for the following: 1) reclassify 3.9 acres from an R-1 (Single Family Residential) Zone and a U-V (Urban Village - Mixed Use) Zone to an R-4 (Multiple Family Residential - High Density) Zone; and 2) reclassify 1.4 acres from a U-V (Urban Village - Mixed Use) Zone to a C-2 (General Commercial) Zone.

**USE PERMITS** for the following: 1) reduce the setback for a convenience store from a residential use; and 2) reduce the setback for a gasoline station from a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) eliminate landscaping; and 3) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) multiple family residential development; 2) convenience store with gasoline station; 3) alternative parking lot landscaping; and 4) finished grade.

Generally located on the west side of Eastern Avenue, the south side of Rochelle Avenue, and the east side of Channel 10 Drive within Paradise (description on file). TS/jt/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-23-604-001; 162-23-604-010

**USE PERMITS:**

1. Reduce the separation from a convenience store to a residential use to 42 feet where 200 feet is the minimum per Table 30.44-1 (a 79% reduction).
2. Reduce the separation from a gasoline station to a residential use to 25 feet where 200 feet is the minimum per Table 30.44-1 (an 88% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height for a multiple family residential development to 39 feet where 35 feet is the maximum per Table 30.40-3 (a 12% increase).
2. Eliminate landscaping between a commercial use (convenience store with gasoline station) to a less intensive use (multiple family residential development) where landscaping per Figure 30.64-11 is required (a 100% reduction).
3. a. Reduce approach distance for the Channel 10 Drive driveway to 138 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (an 8% reduction).

- b. Reduce departure distance for the Eastern Avenue driveway to 128 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 33% reduction).
- c. Reduce throat depth for the Eastern Avenue driveway to 20 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (a 73% reduction).
- d. Reduce throat depth for the Rochelle Avenue driveway to 18 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (a 76% reduction).

**DESIGN REVIEWS:**

- 1. Multiple family residential development.
- 2. Convenience store with gasoline station.
- 3. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
- 4. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL  
 WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4320 Channel 10 Drive

Multiple Family Residential Development

- Site Acreage: 3.9
- Number of Units: 96
- Density (du/ac): 25
- Number of Stories: 3
- Building Height (feet): 39
- Open Space Required/Provided: 9,600/14,578
- Parking Required/Provided: 161/169

Convenience Store/Gasoline Station

- Site Acreage: 1.4
- Square Feet: 4,088
- Number of Stories: 1
- Building Height (feet): 29 (convenience store)/18 (fuel canopy)
- Parking Required/Provided: 17/31

**Neighborhood Meeting Summary**

Notices were mailed to a 1,500 foot radius of the subject site notifying property owners of a neighborhood meeting. Nineteen neighbors attended the neighborhood meeting, which was held on August 9, 2021 at the Clark County Library. Concerns included traffic, homelessness, and security. Based on discussions with the neighbors, the applicant agreed to place amenities for dog walkers around the perimeter of the site.

### Site Plan

The site plan depicts a convenience store and gasoline station in a C-2 zone located in the northeast portion of the site and a multiple family residential development in an R-4 zone located on the remainder of the site. Setbacks for the convenience store are 79 feet to the north property line along Rochelle Avenue, 42 feet from the west side of the convenience store to the future property line of the multiple family residential development, and 47 feet from the south side of the convenience store to the future property line of the multiple family residential development. A use permit is necessary to reduce the separation from the convenience store to the multiple family residential development.

The gasoline station canopy is set back 54 feet from the north property line along Rochelle Avenue, 88 feet from the east property line along Eastern Avenue, and 25 feet from the south side of the canopy to the future property line of the multiple family residential development. A use permit is necessary to reduce the separation from the gasoline station to the multiple family residential development.

Access to the convenience store and gasoline station is provided by a driveway on Rochelle Avenue and a driveway on Eastern Avenue. Waivers are necessary to reduce the throat depth for both driveways and to reduce the departure distance for the driveway on Eastern Avenue. An emergency crash gate is provided between the convenience store/gasoline station and the multiple family residential development.

The multiple family residential development consists of 4 residential buildings, a clubhouse, and an accessory structure. Overall setbacks are 26 feet to the north property line along Rochelle Avenue, 20 feet to the east property line along Eastern Avenue, 20 feet to the west property line along Chanel 10 Drive, and 5 feet for the accessory structure to the south property line, which is adjacent to a congregat  care facility. The residential buildings are located around the perimeter of the site, and the clubhouse and pool are located near the center of the site.

Access to the multiple family residential development is provided by a driveway on Channel 10 Drive. A waiver is necessary to reduce the approach distance for this driveway. An emergency crash gate is also provided farther south from the main driveway along Channel 10 Drive. On the southern portion of the site, an existing drive aisle for the congregat  care facility will cross over onto the property for the multiple family residential development. However, the congregat  drive aisle will be separated from the multiple family residential development with a wall. Parking spaces are located throughout the site and around the base of the buildings.

### Landscaping

Street landscaping for the convenience store includes a 9 foot wide landscape strip behind an existing attached sidewalk along Rochelle Avenue and a 16 foot wide landscape strip behind an existing attached sidewalk along Eastern Avenue. Parking lot landscaping is located around the base of the convenience store. No landscaping is provided along the future south and west property lines, which are adjacent to the multiple family residential portion of the project. A waiver of development standards is necessary because landscaping is not provided along the future south and west property lines.

The multiple family residential portion of the project includes a 6 foot wide landscape strip behind an existing attached sidewalk along both Channel 10 Drive and Rochelle Avenue, and a 15 foot wide landscape strip behind the existing attached sidewalk along Eastern Avenue. Additional landscaping is provided within the parking lots, around the base of the buildings, and along the other property lines. Amenities include a clubhouse and pool located near the center of the site, a playground located along the south property line, and a dog park located in the southwest portion of the site. A design review is necessary to allow half diamond landscape planters in the multiple family residential parking lot where landscape fingers are required. A design review is also necessary since other aspects of the multiple family residential parking do not comply with Figure 30.64-14; however, the minimum number of parking lot trees are in other parts of the project.

A clubhouse and pool are located near the center of the multiple family residential portion of the site, and a playground is located along the south property line, west of Building 4. Also, a dog park is in the southwest portion of the site. A total of 14,578 square feet of open space is provided where 9,600 square feet is required.

#### Elevations

Parapet walls along the roofline of the convenience store extend to various heights. The highest parapet wall is 29 feet; however, most of the building is 20 feet high. Exterior materials include painted stucco, stone veneer base, aluminum awnings, and foam cornices along the tops of the parapet walls. The fuel canopy is approximately 18 feet in height.

The residential buildings extend up to 39 feet in height to the parapet walls along the roofline. Exterior materials include painted stucco, decorative horizontal metal accents, and metal railing along the balconies.

The clubhouse is approximately 29 feet high and includes a roof canopy extending beyond the edges of the building. Exterior materials include painted stucco, storefront windows, and metal awnings.

#### Floor Plans

The convenience store is 4,088 square feet and includes an open floor plan for a future tenant. Meanwhile, the residential buildings include studios, 1 bedroom units, 2 bedroom units, and 3 bedroom units. Residential units range in size from 553 square feet to 1,277 square feet, and the clubhouse is 2,000 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

According to the applicant, the convenience store with gasoline station and multiple family residential complex are appropriate at this location. The applicant also indicates that the use permits, waivers, and design reviews to deviate from development standards are necessary and will not create any negative impacts.

For example, both the convenience store/gasoline station and multiple family residential development will be developed simultaneously. Therefore, the reduced separations and elimination of a landscape buffer will only impact this overall project. Also, the increased height for the residential buildings is for architectural enhancements and not habitable space. Similarly, the alternative driveway geometrics for departure distance, approach distance, and throat depth are necessary to develop the site, and the driveways are placed at the optimal locations. Lastly, the increased finished grade is necessary to allow the site to drain to the street.

Overall, the applicant indicates that the development will replace vacant buildings on an underutilized site, and the project will add reinvestment to the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0768	Reclassified the northern portion of the site to U-V zoning for a mixed-use development	Approved by BCC	December 2019
ADET-18-900521 (UC-0616-15)	Administrative extension of time for the congregate care facility	Approved by ZA	September 2018
UC-0616-15	Congregate care facility with additional parking located on the southwest parcel of this project	Approved by BCC	July 2016
UC-0146-91	Use permit to establish a community/recreation center and pre-school in conjunction with an existing private school (Saint Viator Catholic school) on the northern portion of the site	Approved by BCC	June 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Public Use	C-1 & R-1	Undeveloped & Clark County School District educational facility
South & East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	R-1, C-1, & R-3	Congregate care facility, mini-storage facility, office buildings, & multiple family complex
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family complex

**Related Applications**

Application Number	Request
ADR-22-900269	An administrative design review is a companion application for site modifications to the congregate care facility to the south.

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

Changing trends since the most recent adoption of the Paradise Land Use Plan supports the nonconforming zone boundary amendment to R-4, but not the nonconforming zone boundary amendment to C-2. Increasing demand for housing has created a surge in demand for additional residential units, and R-4 zoning is appropriate to allow a multiple family residential development. However, there has been no change in law, policies, trends, or facts that would make C-2 zoning appropriate for the northeast portion of the site.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The density and intensity of uses allowed in an R-4 zone is compatible with existing and planned land uses surrounding the site. For example, existing R-4 zoned multiple family residential complexes are located northwest and west of the site. A mini-warehouse facility in a C-1 zone and a congregate care complex in an R-1 zone are located south of the site. A multiple family complex zoned R-3 and a C-1 zoned office complex are located across Eastern Avenue to the east. Lastly, a vacant C-1 zoned parcel planned for Corridor Mixed Use and a R-1 zoned Clark County School District office complex is located to the north across Rochelle Avenue.

Therefore, the site is surrounded by multiple family residential uses, a congregate care facility, a mini-warehouse, and office uses. R-4 zoning is compatible with these existing uses. Although the parcel on the northwest corner of Eastern Avenue and Rochelle Avenue is planned for Corridor Mixed Use, which could allow a conforming zone boundary amendment to C-2, the site is currently undeveloped and zoned C-1. As a result, C-2 zoning is not appropriate for this site.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from the public utility purveyors that the nonconforming zone boundary amendment will have a negative impact on public facilities and services. However, the Clark County School District indicates Rowe Elementary School, which will serve this site, is over capacity.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Goal 1.1 encourages diverse housing options, and Policy 1.1.2 encourages higher-density housing in areas with existing infrastructure and other services. Here, R-4 zoning will allow multiple family housing in an area with existing infrastructure that is nearby various services such as offices, a mini-warehouse facility, and neighborhood commercial uses along Eastern Avenue.

On the other hand, Goal 1.4 encourages the investment and care for established neighborhoods, and Policy 1.4.4 promotes infill and redevelopment that is compatible with the scale and intensity of the surrounding area. C-2 zoning is intended for commercial uses that are regionally serving rather than neighborhood serving. The intensity of uses and development standards allowed in a C-2 zone would not be appropriate for the established neighborhood uses in this area.

Therefore, the R-4 zoning is compatible with goals and policies in the Clark County Master Plan, while C-2 zoning is not consistent with goals and policies in the Master Plan.

### **Summary**

#### Zone Change

Trends indicate that R-4 zoning would be appropriate for the site, while there has been no change in law, policies, trends, or facts that would make C-2 zoning appropriate for the northeast portion of the site. Similarly, R-4 zoning is compatible with the surrounding existing and planned land uses, while C-2 zoning is not. Lastly, the nonconforming zone boundary amendments will not negatively impact public infrastructure and services; however, the R-4 zoning is consistent with goals and policies in the Master Plan, while C-2 zoning is not. Therefore, staff can support zone change #1, but staff cannot support zone change #2.

#### Use Permits

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

A minimum separation of 200 feet between convenience stores and gasoline stations and residential uses is necessary to help mitigate negative impacts from loitering, noise, odor, traffic and air quality. Even though the proposed reduction will be to future residents of the same project, these residents will be negatively impacted from the reduced separation from the convenience store and gasoline station. As a result, staff cannot support the use permits.

### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff does not anticipate any negative visual impacts from the increased building height. The elevations are aesthetically pleasing, and the design includes sufficient articulation to reduce the apparent mass and bulk of the residential buildings. Furthermore, the site is not adjacent or abutting any single family residences, which could be impacted by the increased height. Therefore, staff can support the request.

#### Waiver of Development Standards #2

Policy 1.4.5 encourages buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to residential uses. Landscape buffers could help reduce the negative impacts from the convenience store and gasoline station such as loitering, noise, odor, traffic and air quality, especially since the minimum separation between the uses is also reduced. There are no proposed mitigating measures that could help reduce the negative impacts from the convenience store and the gasoline station on the multiple family residential complex. Therefore, staff cannot support the waiver of development standards.

#### Design Review #1

Overall, the multiple family residential complex complies with the standards of approval for a design review. For example, the residential complex is compatible with adjacent development, building materials are appropriate for the area, and the design creates an orderly and aesthetically pleasing environment. However, a portion of the drive aisle for the adjacent congregational care facility is located on the site of the multiple family residential complex. As a result, staff can support the request with a condition for a cross access agreement.

#### Design Review #2

Staff cannot support the zone change to C-2 to allow a convenience store and gasoline station, and staff also cannot support the use permit to reduce the separation from the convenience store and gasoline station from the multiple family residential complex. Furthermore, staff cannot support the elimination of landscaping to a less intense use. Therefore, staff also cannot support the design review for the convenience store and gasoline station. The cumulative impacts of the C-2 zoning, reduced separation, and elimination of landscape buffers will be detrimental to the future multiple family residents.

#### Design Review #3

Although half diamond planters are not the preferred County design for parking lot landscaping, staff can support design review #3 since additional trees are located throughout the site. Moreover, the additional trees will compensate for portions of the parking lot landscaping that do not comply with Figure 30.64-14.



**Public Works - Development Review**

Waiver of Development Standards #3a & #3b

Staff does not object to the location of either driveway on Channel 10 Drive or Eastern Avenue as the driveways have been placed to make the most efficient use of the site while also avoiding sight visibility zone obstructions, such as the utility poles.

Waiver of Development Standards #3c & #3d

Staff can support the request to reduce the throat depth for the driveway on Rochelle Avenue and Eastern Avenue. The driveways only serve as ingress and egress for the c-store and gas pumps, with no access from the multifamily units other than by an emergency access gate. Therefore, there will be limited traffic split between the 2 driveways and with the design of the landscape planters at the driveway entrances, staff finds that the provided throat depth will be sufficient.

Design Review #4

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

**Department of Aviation**

The 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**

Approval of zone change #1, waivers of development standards #1 and #3, and design reviews #1, #3 and #4; denial of zone change #2, use permits, waiver of development standards #2, and design review #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 at 9:00 a.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:**

**Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- Record cross-access agreement with APN 162-23-604-009;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Reconstruct unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required; that driveways must be located in areas where there will be no conflicts with sight visibility zones; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0074-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPLICANT:** STV, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134



# LAND USE APPLICATION

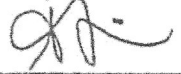
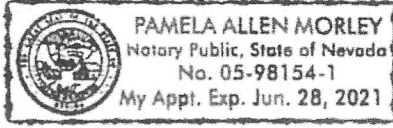
## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input checked="" type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>NCC-22-0060</u> DATE FILED: <u>2/3/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>03/08/22</u> PC MEETING DATE: <u>04/03/22</u> BCC MEETING DATE: <u>05/04/22</u> FEE: <u>\$3986<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>CHURCH ROMAN CATHOLIC LAS VEGAS</u> ADDRESS: <u>336 CATHEDRAL WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-735-7865</u> CELL: _____ E-MAIL: <u>silva@dolv.org</u>
	<b>APPLICANT</b>  NAME: <u>STV LLC</u> ADDRESS: <u>2505 Anthem Village Ste E-25</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-683-7191</u> CELL: _____ E-MAIL: <u>swasser5555@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>LAS CONSULTING-LUCY STEWART</u> ADDRESS: <u>1930 VILLAGE CENTER CIRCLE BLDG 3-577</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>STEWPLAN@GMAIL.COM</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-23-604-001  
 PROPERTY ADDRESS and/or CROSS STREETS: SWC EASTERN & ROCHELLE  
 PROJECT DESCRIPTION: mixed use request-apts & commercial

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

  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 The Roman Catholic Bishop of Las Vegas,  
 and His Successors, a Corporation Sole  
 Property Owner (Print)  
 SUBSCRIBED AND SWORN BEFORE ME ON April 28, 2021 (DATE)  
 By (Deacon) Aruna Silva  
 NOTARY PUBLIC: Pamela Allen Morley  
  
 PAMELA ALLEN MORLEY  
 Notary Public, State of Nevada  
 No. 05-98154-1  
 My Appt. Exp. Jun. 28, 2021

\*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.

*LAS Consulting, Inc.  
1930 Village Center Circle, Bldg 3, Suite 577  
Las Vegas, NV 89134  
(702) 499-6469-cell.  
(702) 946-0857-fax*

February 1, 2022

N2C-22-0060

Mr. Jared Tasko, Principal  
Planner  
Clark County Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Project Description and Compelling Justification/APR 21-101208

Dear Mr. Tasko:

Please accept this letter as our project description and compelling justification for a non-conforming zone change. The project is as follows:

**Project Description:**

The property is two parcels- 4.18 acres located on the southwest corner of Eastern Avenue and Rochelle Avenue and a 1.04-acre parcel to the south. The 4.18 acre is zoned Urban-Village (U-V) and the land use designation is Institutional (IL). The property is owned by the Catholic Church and has been used as pre-K classrooms for St. Viator's School. The classrooms have been moved across the street to the main campus and church is no longer in need of the classrooms and wish to develop the site as commercial and medical offices. The church is working with a developer who is requesting C-1 zoning and R-4 zoning. The 1.04-acre parcel is a remainder parcel from the congregate care facility and is being incorporated into the multifamily request. That parcel is zoned Single-Family Residential [5 Units per Acre] (R-1) and planned for office-professional.

There is a vacant C-1 zoned lot north of the site and empty buildings on R-1 zoned property owned by the school district, while to the south is a newly completed congregate care facility. To the west are condominiums and apartments, and to the east is a C-1 zoned office complex and R-4 zoned senior housing. Northeast of the site, across from Eastern Avenue is St. Viator's church and school.

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B

The site plan shows a convenience store with gas pumps is shown at the corner of Eastern Avenue and Rochelle Avenue. A request to reduce the separation from residential across Eastern is included with the zone change. The remainder of the request is for a multi-family project consisting of 96 multi-family units with a club house, swimming pool and dog park. The multi-family are contemporary in style, with 3 stories, 32 feet of inhabitable area with an additional 6 feet to include a parapet. A waiver to allow a maximum of 38 feet is included with this request.

A neighborhood meeting was held on August 9<sup>th</sup>, and the neighbors appeared happy to have a development on the property to eliminate the homeless from camping on the subject property. They requested doggy waste bags and receptacles on the outside of the project. The applicant agreed. They also expressed concern regarding visibility at the intersection of Rochelle and Eastern. We will meet the visibility requirements.

**Requested Applications:**

R-4 (multi-family) and C-1- for convenience store with gas pumps

Design review- for site layout, building elevations, and alternative parking lot landscaping to allow diamond tree wells. This will allow for a more efficient layout while still providing parking lot landscaping.

Design review as a public hearing to increase the grade over 36 inches for up to 4 feet. This is needed to match grade and allow the property to drain to the street. There is a drainage channel at the southwest portion of the property and the grade needs to be increased by four feet.

**Waivers:**

*Allow gas pumps within 200 feet from residential.* This request is located across a 6-lane divided street and will have a minimal impact on the property. The reduction is also requested from the proposed R-4 zoning as part of this request. The project will be developed at the same time as the residential and both developments will be aware of the other land use, therefore having no impact.

*Allow an increase in the building height to 38 feet.* The increased height is for the architectural enhancement (parapet) for the project.

*Waive the required intense landscaping between the C-Store and proposed R-4.* The property will be developed at the same time by the same developers and any potential tenant will be aware of the convenience store when they move in. There will be a wall and some landscaping between the two sites when developed. One building is perpendicular the commercial and the other is adjacent to the parking lot, with a block wall between it.

*Driveway entrance on Eastern Ave:* Departure distance requires 190' for the driveway – requesting 128'-5" where 190' is required. We have moved the driveway the furthest distance from the intersection.

*Driveway entrance on Eastern:* Throat depth requires 75' – we are asking 20'-3"

*Driveway entrance on Rochelle:* Throat depth requires 75' – we are asking 18'-2"

*Driveway entrance on Channel 10:* Approach distance requires 150' – we are a reduction to 138'-4". This is the best location for the driveway for on-site circulation. Channel 10 is not a very busy street and the driveway is divided, so the approach should provide for adequate traffic access into the site.

**Compelling Justification** "Compelling Justification" means the satisfaction of the following criteria for proposed nonconforming zone boundary amendments:

1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate; and *an 83 bed, congregate care facility has been built to the south. The classrooms on the site have been moved to the main campus. To the north is zoned C-1 vacant parcel and north of that is a C-2 zoned shopping center. West of the vacant C-1 parcel is zoned R-1 but was used as the Vegas PBS public channel 10 station, however it is temporarily closed. A significant number of homeless have moved into the area and the neighbors at the neighborhood meeting were glad to have development on this vacant property.*

2. The density or intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area; and *The congregate care facility to the south is zoned R-1, but a use permit was approved. The facility is used as a rehabilitation facility as a transition between a patient being released from the hospital and going to their home. To the north is a temporarily closed PBS TV station, a vacant retail lot, and to the east is a C-1 zoned office complex.*

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning; and *The site was previously used to house Pre-K classrooms, with a parking lot and two driveways on Channel 10 Drive. The site had children and teachers using the water and sewer daily. There is an existing parking lot, the drainage will be reconfigured, but the impact should be minimal. Because the site was already developed there should be minimal impact on police and fire. Currently, the homeless set up camp on the site at night and this has resulted in calls by the neighbors to the police, development of the site should reduce the number of calls.*

4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies; and

-Encourage the intensification of infill sites to be balanced with a strong sensitivity to protecting existing neighborhoods, encouraging pedestrianism, compact development, and reduction of air pollution. *This is an infill parcel that incorporates office, retail, and C-Store with pumps. There is an existing sidewalk which connects with the sidewalk to the south, additional landscaping is provided.*

-Encourage the implementation of infill development where existing land use patterns are considered underutilized and are subject to revitalization while providing mixed-use development. *The property is currently zoned U-V but never built as a mixed use. There are a mixture of developments surrounding the site. Developing this site will make uses*

walkable to the developments further to the west. Commercial development will create an attractive site versus vacant that exists now.

-Promote infill development to be integrated to the existing surrounding new development and provide opportunity for linking infill sites to existing or proposed transit systems. *There is a southbound bus stop immediately in front of the site. This will make it easy for employees to come to work and customers without cars to shop.*

- Encourage the redevelopment of infill sites with new uses that allow them to function as walkable, mixed-use districts that support transit system. *There are a mixture of developments surrounding the site. Developing this site will make uses walkable to the developments further to the west. There is a southbound bus stop immediately in front of the site. This will make it easy for employees to come to work and customers without cars to shop.*

-Commercial development should provide access points on arterial and collectors and not on local neighborhood streets. *They are removing a driveway on Channel 10 drive, the remainder of the access points on Rochelle and Eastern*

-Through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, setbacks, drought-tolerant landscaping, building height and materials, lighting, signage, adjoining land uses, and densities should be considered and integrated into commercial developments. *Residential units are adjacent to the existing condos/apartments to the west, buffering between commercial and condos. There is plenty of on-site landscaping.*

-Provide and maintain perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas. *There is landscaping around the perimeter of the site and within the parking areas.*

We believe this is a great addition to the area and replacing vacant buildings with new attractive buildings with a vibrant social scene will help create a more vibrant community. We respectfully request your approval.

Yours truly,

*Lucy Stewart*

Lucy Stewart

HOOKAH LOUNGE  
(TITLE 30)

DESERT INN RD/SAMMY DAVIS JR. DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0205-TYEB LLC:**

**USE PERMITS** for the following: 1) supper club; and 2) hookah lounge.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking on 2.5 acres in a M-1 (Light Manufacturing) zone.

Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/jvm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-17-504-011

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce parking to 128 spaces where 210 spaces are required per Table 30.60-1 (a 39% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3341 Sammy Davis Jr. Drive
- Site Acreage: 2.5
- Project Type: Supper club with hookah lounge
- Number of Stories: 1
- Square Feet: 8,000 (supper club)/36,580 (entire building)
- Parking Required/Provided: 210/128

**Site Plans**

The plans depict an existing 36,580 square foot industrial building at the southern end of an existing office warehouse building located on the west side of Sammy Davis Jr. Drive. Various businesses exist within the office/warehouse building including a scooter rental, an adult bookstore, and a tavern. Access to the property is from Sammy Davis Jr. Drive and elevation renderings have been provided by the applicant who will occupy a portion of the existing building.



Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

The submitted photos depict a 1 story building with a stucco exterior and a flat roof behind parapet walls.

Floor Plan

The plan shows an 8,000 square foot suite space with seating areas, stage, restrooms, bar area, and kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the parking waiver will not have a negative impact because their hours of operation are from 11:00 a.m. to 3:00 a.m. In addition, they believe that this project will improve the area and be a great contribution to the neighborhood.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-21-900310	Administrative design review for an outcall service	Approved by ZA	June 2021
UC-19-0979	Use permit for a food cart	Approved by BCC	February 2020
UC-0389-14	Medical cannabis establishment	Denied by BCC	December 2014

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Business Employment	M-1	Office/warehouse
East	Entertainment Mixed-Use	H-1	Shopping Mall

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permits

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

In general, staff finds that the proposed uses can be conducted in a manner that are harmonious and compatible with the existing office/warehouse uses. However, staff cannot support the introduction of a supper club with hookah lounge that is proposing an almost 40% reduction in the required parking for the site. The supper club will have overlapping business hours with the traditional office warehouse businesses; therefore, parking could become a major problem at this location. Staff understands that several of the business spaces are currently vacant which would make the current parking situation more favorable; however, that may not always be the case. Staff cannot support the supper club with hookah lounge at this location.

#### Waiver of Development Standards

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

Staff finds that this request is excessive and will have a negative impact on the other businesses within the office/warehouse complex. Staff cannot support an almost 40% reduction in parking spaces for the overall site and recommends denial of the request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARCUS DANIELS

**CONTACT:** EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128

DRAFT

OUTSIDE DINING  
(TITLE 30)

SPRING MOUNTAIN RD/WYNN RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0214-HARSCH INVESTMENT PPTYS-NV LLC:**

**USE PERMITS** for the following: 1) on-premises consumption of alcohol (service bar); and 2) outside dining and drinking.

**DESIGN REVIEW** for outside dining/drinking area in conjunction with a restaurant on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-18-603-001 ptn

**USE PERMITS:**

1. Allow on-premises consumption of alcohol (service bar) in conjunction with a restaurant in an M-1 zone per Table 30.44-1.
2.
  - a. Allow outside dining and drinking in an M-1 zone per Table 30.44-1.
  - b. Reduce the pedestrian access around the perimeter of an outside dining and drinking area to 36 inches where 48 inches is required (a 25% reduction) per Table 30.44-1.
  - c. Allow the primary means of access to outside dining and drinking to not be through the interior of a restaurant with service bar where required per Table 30.44-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3500 Wynn Road
- Site Acreage: 18.3 (portion)
- Project Type: Outside dining and drinking
- Number of Stories: 1

- Square Feet: 1683 (restaurant)/435 (north outside dining area)/522 (west outside dining area)
- Parking Required/Provided: 420/1022

#### Site Plan

The property includes 4 large buildings, oriented east to west, totaling 120,724 square feet on 18.3 acres. The plans show a previously approved redesigned outside dining area and existing shade structure located at the northwest corner of the property near the intersection of Spring Mountain Road and Wynn Road. Access to the site is from Wynn Road, Valley View Boulevard, and Spring Mountain Road. The overall complex was approved as a shopping center with shared parking; therefore, no additional parking is required. Access to the restaurant is from the north elevation, allowing for the expansion of the previously approved outside dining area located on the north side of the suite facing Spring Mountain Road and has direct access to the restaurant, which includes controlled access through gates located at the east and west end of the dining area. The pedestrian access includes a 3 foot wide sidewalk that wraps around the northerly dining area with landscaping on both sides of the sidewalk along a portion of the pedestrian area adjacent to the drive aisle. A second existing entrance to the restaurant is located through the westerly outside dining area with shade structure. The existing cantilevered, trellis style shade structure overhangs the existing outside dining area located on the west side of the building but is not attached to the building. A 36 inch walkway is proposed on the west side of the outside dining area.

#### Landscaping

The landscape plan depicts existing sidewalk and landscape area adjacent to the northerly drive. The east half of the sidewalk location is detached from the drive aisle with landscaping on both sides. The site plan shows existing landscaping located behind the sidewalk along Wynn Road.

#### Elevations

The images depict an existing 1 story building with stucco siding, windows, and an Asian themed pagoda designed mansard tile roof and façade. The expanded outside seating area on the north side of the building includes a combined 3 foot wall and glass wind screen on the north side of the seating area. The trellis shade cover on the west side of the building is constructed with architectural painted wood beams and painted wood accents. The decorative glass garage doors will appear as rectangular framed windows along the north wall, along with the existing stucco exterior.

#### Floor Plans

The floor plans depict the restaurant with 1,683 square feet (dining area, kitchen/prep, and restrooms) with 435 square feet in the northerly outside dining area, and 522 square feet within the westerly outside dining area.

#### Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed uses were previously approved in part, but the outside dining portion of the original request has expired (UC-19-0997). The request is to re-establish the outside dining use and add outside drinking in conjunction with the restaurant and proposed service bar. The applicant also indicates that the redesigned outside dining/drinking area located on the north side of the building will provide an additional seating area. The applicant does not believe that providing the main access to the restaurant and uses pose any safety risk by providing access through the outside dining/drinking area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0571	Minor Training Facility (esthetics)	Approved by PC	February 2021
UC-20-0483	Service bar for Ramen Shibire Restaurant	Approved by PC	December 2020
UC-19-0997	Outside dining and shade structure, outside dining portion - expired	Approved by BCC	February 2020
UC-19-0716	Major training facility for judo instruction	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use (up to 18 du/ac)	M-1 & H-1	Bank, freight terminal, commercial center, & vehicle maintenance
South	Entertainment Mixed-Use (up to 18 du/ac)	R-4	Multiple family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Entertainment Mixed-Use (up to 18 du/ac)	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Corridor Mixed-Use (less than 18 du/ac)	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits & Design Review

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

The requested service bar is consistent with restaurant uses within the shopping center. The expansion of the northerly outside dining area is harmonious with the existing outside dining area located on the west side of the building. Additionally, the previously approved concept of open air dining and connection to pedestrian access is consistent with the overall theme of the area. Lastly, additional landscaping, as well as a wall on the west side of the site provide a buffer between the pedestrian walkway and vehicular traffic. Therefore, staff has no objection to these requests.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HALFBIRD LLC

**CONTACT:** HALFBIRD LLC, 4480 SPRING MOUNTAIN RD STE 100, LAS VEGAS, NV,  
NV 89102



EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

MCLEOD DR/DESERT INN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-22-0224-DIAMOND P M LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between the Pecos-McLeod Interconnect and the Flamingo Wash Flood Control Channel, and between Desert Inn Road and Emerson Avenue; and a portion of a right-of-way being a portion of the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue within Paradise (description on file). TS/rk/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
162-13-501-006

**LAND USE PLAN:**  
WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide government patent easements along the north property line of the subject site. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the Pecos-McLeod Interconnect to accommodate a detached sidewalk in conjunction with a proposed gated multiple family residential development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0352	A gated multiple family residential development (condominiums) consisting of 40 units	Approved by BCC	June 2019
ET-19-400036 (VS-0090-15)	Second extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	May 2019
VS-0090-15 (ET-0037-17)	First extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	March 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0427-11 (ET-0025-15)	First extension of time for a use permit for an assisted/independent living facility with a waiver for reduced lot size, a waiver of conditions of a zone change, and a design review for an assisted/independent living facility and project amenities - expired	Approved by BCC	June 2015
VS-0090-15	Vacated and abandoned easement of interest to Clark County and vacate a portion of Pecos-McLeod Interconnect	Approved by PC	April 2015
UC-0427-11	Reduced lot size, waived a condition of a zone change to change from for rent multiple family to for sale condominiums and to reduce the number of units with a design review for an assisted/independent living facility with project amenities - expired	Approved by BCC	June 2012
ZC-1382-06	Reclassified 1.6 acres to R-3 zoning with waivers and a design review for a multiple family complex	Approved by BCC	August 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Shopping center
South & East	Public Use	R-1	Flamingo Wash Drainage Channel
West	Neighborhood Commercial	R-3	Congregate care facility

**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 patent easements and right-of-way that are 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:**

**Current Planning**

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

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIAMOND PM LLC

**CONTACT:** NATE ELLERD, GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

OFFICE WAREHOUSE  
(TITLE 30)

SOBB AVE/HINSON ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0186-SOBB INDUSTRIAL LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) landscaping; 3) on-site loading; and 4) driveway geometrics.

**DESIGN REVIEW** for an office warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone within the Adult Use Overlay District.

Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-31-701-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 37 spaces where 45 spaces are required per Table 30.60-1 (a 26.7% reduction).
2. Eliminate parking lot landscaping where Figure 30.64-14 is required.
3.
  - a. Allow a 9 foot by 18 foot loading space where 10 feet by 25 feet is required per Chapter 30.60.080.
  - b. Allow an unscreened street facing a loading space where discouraged per Chapter 30.60.080.
4.
  - a. Reduce driveway throat depth to 18.5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
  - b. Allow a non-standard driveway (pan) per Uniform Standard Drawing 224 where a curb return driveway is required per USD 222.1 and where 225 is required.

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4343 Sobb Avenue
- Site Acreage: 1.3
- Project Type: Office warehouse
- Number of Stories: 1

- Building Height (feet): 32
- Square Feet: 29,670
- Parking Required/Provided: 45/37

Site Plans

The plans show a 29,670 square foot office warehouse with associated parking to the north and east of the site. A semi-truck loading space is located on the north side of the building facing Sobb Avenue. An 8 foot high wall will extend along the southeastern property line from the edge of the building eastward and along the eastern property line. Access to the site is from a non-standard (pan) driveway from Sobb Avenue.

Landscaping

Per the plans a 5 foot wide to 20 foot wide landscape area is located behind a 5 foot wide attached sidewalk from Sobb Avenue. Parking lot landscaping has been eliminated from the site within the parking area on the east side of the site.

Elevations

The plans show a 32 foot high painted concrete tilt-up warehouse building with tinted glazing in clear anodized aluminum frames with painted metal access doors. A loading zone with roll-up door is shown on the north side of the building and a second roll-up door is shown on the east side of the building towards the southern end of the building.

Floor Plans

The plans show a general floor plan of an office warehouse, with the future tenant to construct improvements to meet their needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed office warehouse is in keeping with the area and that the waivers requested are compatible with surrounding uses. The justification letter states that the anticipated occupancy is 10 employees so the parking provided should be sufficient. In regard to the street facing loading space, it will provide for on-site maneuverability on the site and limit potential of blocking the driveway. The applicant states that the parking area where the landscaping will be eliminated is surrounded by an 8 foot high CMU block wall and landscaping in the area has been reduced in the past with support from the Paradise Town Board.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0035-17	Office warehouse - expired	Approved by PC	March 2017

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	M-1	Office/warehouses, distribution center, & industrial uses
West	Business Employment	R-E	Outside storage

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Waivers of Development Standards

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

##### Waivers of Development Standards #1 and #2

Staff finds that the proposed request to reduce parking is a self-imposed hardship due to the size of the proposed building on the site. While there are similar site layouts in the area, many of the buildings are part of a larger overall office/warehouse complex that did not require a reduction in parking. Although a maximum of 4 on-street parking spaces may be available for on-street parking, a waiver is still required for a reduction in parking. Additionally, by not knowing the potential users of the site, reducing the required parking may be premature. Therefore, staff is unable to support this request. Although an office warehouse may not generate large volumes of traffic, permitting a semi-truck loading space in the front of the building could create circulation issues on-site and within the cul-de-sac bulb on Sobb Avenue.

##### Waiver of Development Standards #3

Staff cannot support the waiver of reduced parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area at the expense of a reduced building size or further reducing parking on the site. Without landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase dust in the area and increase storm water runoff during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community and does not support the waiver request.

##### Design Review

Staff finds this request is in keeping with the industrial uses common in the area. The proposed site improvements will not adversely affect the traffic conditions, or the character of the area. However, staff finds the lack of parking lot landscaping will have a negative impact on the community with increase to the heat island effect, dust and storm water runoff. Through

thoughtful site design Title 30 requirements can be met. Staff finds the proposed use in direct conflict with Policy 3.6.1 of the Master Plan and does not support the waivers for parking lot landscaping, reduced parking, or loading space designs. Therefore, staff cannot support the design review for the project.

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

#### Waiver of Development Standards #4

Staff finds that the reduced throat depth combined with a pan driveway will result in stacking of vehicles in the street. The design makes it difficult for trucks to safely turn around on-site. Therefore, staff cannot support this request.

### **Department of Aviation**

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

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**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Sobb Avenue and a portion of the cul-de-sac.

### **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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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**

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

### **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 #0319-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.



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

**APPLICANT:** NEW WEST COMPANY  
**CONTACT:** KAYLA CASSELLA, VTN, 2727 S. RAINBOW BLVD, LAS VEGAS, NV  
89146

DRAFT

APR 21-101606



# 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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS-22-0186</u> DATE FILED: <u>3/24/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>5/10/22</u> PC MEETING DATE: <u>6/07/22</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1150</u>
	<b>PROPERTY OWNER</b> NAME: <u>SOBB INDUSTRIAL LLC</u> ADDRESS: <u>1100 GRIER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)293-9030</u> CELL: _____ E-MAIL: <u>mikemanley@newwestnv.com</u>
	<b>APPLICANT</b> NAME: <u>NEW WEST COMPANY</u> ADDRESS: <u>1100 GRIER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)293-9030</u> CELL: _____ E-MAIL: <u>mikemanley@newwestnv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>VTN NEVADA - KAYLA CASSELLA</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>kaylac@vtnnv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-31-701-019

PROPERTY ADDRESS and/or CROSS STREETS: SOBB AVENUE & HINSON STREET

PROJECT DESCRIPTION: A MANUFACTURING FACILITY

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

Property Owner (Signature)\* Terry Manley  
 Property Owner (Print) Terry Manley

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 7, 2021 (DATE)  
 By Terry Manley  
 NOTARY PUBLIC: [Signature]



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



February 9, 2022  
W.O. 8115

**Clark County Comprehensive Planning**  
500 S. Grand Central Parkway  
Las Vegas, NV 89155  
Attention: Planning Department

Planner  
Copy

WS-22-0186

**Subject: Justification Letter for:**  
1. Design Review  
2. Waiver of Development Standards

APN #162-31-701-019

**Planning Department,**

On behalf of our client New West Company, VTN Nevada is requesting the approval of a Design Review and Waivers of Development Standards for the above referenced parcel. New West Company is proposing to develop the subject parcel of land as a 29,670 square foot office/warehouse building with an existing zoning of M-1 (Light Manufacturing) facility with land use designation of IND (Industrial) within the Paradise Land Use planning area, Commissioner Michael Naft's district.

New West Company is requesting the approval of the following land use cases:

1. Design Review for a proposed 29,670 square foot Light Industrial Building
2. Waiver of Development Standard for the following:
  - a. To reduce the required parking (Title 30.60-1)
  - b. To eliminate the requirement for parking islands at internal parking areas (Title 30.64-14)
  - c. To allow a front loading zone (Title 30.60-70)

The proposed property is located on the south side of Sobb Avenue and west of Hinson Street, specifically APN 162-31-701-019. The site is currently zoned M-1 (Light Manufacturing) and is designated as IND (Industrial) within the Paradise Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: M-1 (Light Manufacturing) and IND (Industrial)
- West: R-E (Rural Estates Residential) and IND (Industrial)
- North: M-1 (Light Manufacturing) and IND (Industrial)
- East: M-1 (Light Manufacturing) and IND (Industrial)

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**Design Review**

*Request: The applicant is requesting approval for a 29,670 square foot building on a 1.25-acre undeveloped infill site at the end of an existing cul-de-sac. The proposed building will consist of a core and shell light industrial building with no interior improvements. The interior of the building will be built out to the lessee specifications in the future. The building will be constructed of painted concrete tilt-up panel walls with tinted glazing in clear anodized aluminum frames and painted metal garage access doors. The overall height of the proposed building is 32' including raised parapet areas for mechanical screening (Permitted building height is 50'-0"). The use of the building is planned for storage/warehouse and/or light manufacturing with minimal office space. The anticipated occupancy would be 10 employees or less based on similar uses.*

*Per Table 30.16-9:*

1. The proposed development is compatible with adjacent development and development in the area, including buildings and structures;
2. The proposed development is consistent with the applicable land use plan, Title 30 requirements, and other regulations, plans and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare

The proposed improvements will include new entry drive, onsite parking area, sidewalks, and landscaping.

**Waiver of Development Standards**

**Request # 1**

*Request: The applicant is requesting a waiver to Title 30 to reduce the required parking from 45 spaces to 33 spaces (reduction of 26.6%)*

**Response**

The applicant has updated the site plan to add additional parking up to 37 parking space. The use of the building is planned for office/warehouse and/or light manufacturing with minimal office space. The anticipated occupancy would be 10 employees or less based on similar uses.

**Site Data**

Project Site:	1.25 acres (gross)
Building area:	29,670 sf.
Parking Required:	$1.5 / 1,000\text{sf.} = 29.670 / 1,000 = 29.67 \times 1.5 = 44.505$ (45 Spaces) (Table 30.60-1)
Parking Provided:	37 Spaces (18% reduction)
Handicap Required:	2 Spaces (26-50 Spaces) (Title 30.60-5)
Handicap Provided:	2 Spaces

Bicycle Parking Required: None for industrial uses 10 employees or less per Table 30.60-2  
Bicycle Parking Provided: Two

Loading Spaces Required: 2 Spaces (10,000 sf. – 29,999 sf) = 2 Spaces (Title 30.60.070)  
Loading Spaces Provided: 2 Spaces

**Request # 2**

*Request: To eliminate the Parking Lot Landscaping (Figure 30-64-10 for buffer and Figure 30-64-14) islands at internal parking areas.*

**Response**

The applicant is proposing eliminating the parking lot landscape islands. The single loaded parking area is enclosed within an 8' tall CMU wall along the east and south property lines which would limit the visibility of the lack of landscaping. The elimination of the landscape, in this area only, would be compatible with the existing surrounding developments which do not provide parking lot landscape. The adjacent property to the east does not provide internal landscaping; as well as the property to the north does not have internal landscaping to the west of the existing building. (See additional exhibit for surrounding properties without landscape) Previous Town Board reviews have suggested and encouraged removing/reducing similar landscape conditions to conserve water.

All required landscaping for the front yard, front parking area and street frontage are per Title 30 requirements

**Request # 3**

*Request: The applicant is requesting a waiver to allow a loading zone in the front of the proposed industrial building (Title 30.60-70).*

**Response**

Due to the lot being a narrow and long infill site, the loading dock being located in the front of the proposed industrial use building is more efficient access. This proposed site is compatible with similar uses in the area (i.e., 4380 W Post Road). The site is the second to last lot at the end of a dead-end cul-de-sac. It will have less than 10 employees and no customer/retail traffic so there will not be any vehicle movement during operating hours. There is onsite semi-truck maneuverability which will limit the potential for blocking the driveway entrance.

**Request # 4**

*Request: To allow a reduced size loading zone (Title 30.60-70).*

**Response**

The loading zone at the south end of the site is a grade door 18' wide. this is intended for small delivery trucks to load and unload. The trucks will access the grade door by backing up in the drive aisle and parallel parking to the building. The reduced loading zone request is because the delivery trucks will be parked for only the amount of time it takes to load or unload. Due to the loading area being at the far south end of the parking lot, only 6 spaces will be temporarily not accessible.

**Request # 5**

*Request: To reduce the required throat depth (Title 30.52-50).*

**Response**

The applicant is requesting to reduce the throat depth of the driveway entrance of the site. The use of this building is a warehouse and not retail. The staff will be limited to 10 employees. Due to the minimal traffic movement at the entrance/exit there will be no vehicle stacking that will require the minimum throat depth. The driveway width is 40' that will allow additional vehicle movement in and out of the site.

**Request # 6**

*Request: To allow use of Uniform Standard Drawing 224 for the proposed driveway entrance (Title 30.52-50).*

**Response**

Due to the limited lot frontage, and to maximize the driveway width to 40', the Uniform Standard Drawing 224 (Option A) commercial and industrial driveway has been utilized for site ingress/egress.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

**VTN Nevada**

*Kayla Cassella*

Kayla Cassella

Project Coordinator

cc. Mike Manley, New West Company  
Ken Nicholson, VTN

06/07/22 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

DESERT INN RD/HORIZON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0199-FLUET ROBERT:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/jor/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

161-18-111-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear setback (new building addition) to the principal residence to 6 feet where 20 feet is required per Table 30.40-2 (a 70% decrease).
- b. Reduce the interior side setback of an existing accessory building (northwest storage building) to zero feet where 5 feet is required per Table 30.40-2 (a 100% decrease).
2. Reduce the building separation between the principal residence and an accessory building (northwest storage building) to 3 feet 4 inches where 6 feet is the minimum required per Table 30.40-2 (a 43% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3383 Horizon Street
- Site Acreage: 0.2
- Project Type: Reduced setbacks and reduced building separation
- Number of Stories: 2
- Square Feet: 90 (northwest accessory storage building)/75 (southwest accessory storage building)/1935 (1740 existing principal residence/195 building addition)

### Site Plan

The site plan depicts an existing residence centrally located on the subject parcel, facing east toward Horizon Street. The southern portion of the home is a 1 story and the northern portion is 2 story. The applicant constructed a 1 story building addition at the rear portion and the northwest corner of the principal residence; hence the request to reduce the principal structure rear setback to 6 feet where 20 feet is required per Title 30. The site plan also shows that the middle portion of the rear of the principal residence will be demolished and converted back to a covered patio.

The applicant also constructed 2 new accessory storage buildings, 1 located on the northwest corner, and the second located on the southwest corner of the site. The accessory storage building on the northwest corner is set back zero feet from the north property line (where 5 feet is required) and will be relocated 7 feet from the west property line (where 5 feet is required per code), 3 feet 4 inches from the principal residence to the south (where 6 feet is required per code), 77 feet from the east property line, and 78 feet from the south property line.

The accessory storage building on the southwest corner of the site will be relocated 7 feet from the west property line (where 5 feet is required), 13 feet from the principal residence to the northeast (where 6 feet is required), 2 feet from the south property line (where 5 feet is required), 65 feet from the north property line, and 88 feet from the east property line.

Lastly, portions of the north and south property lines include a 6 foot high CMU block wall which lowers in height and includes wrought-iron on top as it leads towards the front yard. The west property line also includes a 6 foot high CMU block wall with a 2 foot 4 inch retaining all.

Today, the applicant is requesting the following: reduce the interior side setback of an existing accessory storage building to zero feet where 5 feet is required, reduce the rear principal structure setback (due to the building addition) to 6 feet where 20 feet is required, and reduce the building separation between the northwest storage building and the principal residence to 3 feet 4 inches where 6 feet is required per Code.

### Landscaping

There is existing landscaping and rockscape on the front and side yards. New landscaping is neither proposed nor a part of this request.

### Elevations

The submitted photos show that the majority of the existing principal residence is 1 story, except for the northern portion of the residence which is 2 story. The photographs show that west facing elevation of the home has a minimum roofline height of 7 feet. The northwest accessory storage building has an overall height which varies from 8 feet to 9 feet. The southwest accessory storage building has an overall height of 8 feet. The principal residence has exterior materials which consist of stucco walls, wood trim, and brick veneer. The accessory storage buildings are constructed of wood. All existing structures are painted to match the principal residence.



Floor Plans

The principal residence includes a typical residential floor plan layout which includes bedrooms, living room, bathrooms, and a kitchen. The building addition includes new bedrooms and bathrooms.

Applicant's Justification

The applicant hired a contractor to convert the garage and patio areas into bedrooms to accommodate immediate family. The contractor failed to pull permits for the building addition. The lack of permits was brought to the applicant's attention by a Clark County Code Enforcement (CE21-12775). Furthermore, 2 existing accessory structures are also in need of setback waivers, and a building separation waiver from the primary residence. The accessory storage buildings are made of wood and have been painted to match the body and trim colors of the existing home. The requested waivers are justified in that the setback reduction will not adversely impact the surrounding property owners and that many of the homes in the neighborhood have converted their garages into a living area. The reduction of separation for the accessory storage building in the northwest corner from the principal residence will also not adversely impact the surrounding properties. Lastly, many of the surrounding properties also have sheds within the side yard setbacks so this request is in-line with what is already commonly occurring. The existing room addition will allow the applicant to provide housing for the applicant's mother and siblings.

Surrounding Land Use

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

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

There is an active zoning violation on the subject parcel (CE21-12775) for building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Although staff does not normally support setback reductions and requests to reduce building separation requirements, staff can support these requests since the existing structures are adequately screened from Horizon Street and are architecturally compatible to the principal residence. Furthermore, the applicant's structures (accessory and building additions) blend in appropriately

with the principal residence, and do not extend more than 2 feet above the existing screen walls. Staff encourages the applicant to complete the necessary building permits to ensure that the existing accessory storage buildings and building addition are safe and structurally sound for the applicant to continue to utilize.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ROBERT FLUET**

**CONTACT: G. C. GARCIA, INC C/O DOUG RANKIN, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014**

06/08/22 BCC AGENDA SHEET

MEDICAL OFFICE BUILDING  
(TITLE 30)

WARM SPRINGS RD/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0218-PLUM WARM SPRINGS, LLC:**

**DESIGN REVIEW** for a medical office building on 1.6 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Warm Springs Road, 750 feet east of Topaz Street within Paradise. JG/gc/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

177-12-103-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2905 E. Warm Springs Road
- Site Acreage: 1.6
- Project Type: Medical office building
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 12,500
- Parking Required/Provided: 50/50

Site Plans

The plans show a proposed medical office building located approximately 119 feet from the north property line, 10 feet from the east property line, and 6 feet from the southwest property line. A covered entry canopy is located on the northwest portion of the building where visitors can be dropped-off. An employee courtyard area is located southeast of the building. Access to the site is via 2 driveways from Warm Springs Road. A total of 50 parking spaces are provided to the north and west of the building where a minimum of 50 parking spaces are required. A trash enclosure is located on the northwest portion of the site.

Landscaping

A 15 foot wide landscape area with an existing attached sidewalk is located along Warm Springs Road. An 8 foot wide landscape area is provided along portions of the southwest and east property lines adjacent to the parking lot. The landscape palette consists of Modesto Ash, Mexican Fan Palm, and Desert Palo Verde trees, with various shrubs and groundcover.

Elevations

The plans depict a 1 story, 22.5 foot high, medical office building constructed of an EIFS finish system with reveal joints, decorative stone, and decorative steel accents. The roof of the main building is pitched and constructed of concrete tile, while the roof of the covered entry canopy is flat with a parapet wall.

Floor Plans

The plans show a 12,500 square foot medical office building consisting of a waiting room, operating rooms, recovery/pre-op area, nurse station, office area, restrooms, storage rooms, and other various rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed medical office building will be used as an outpatient ophthalmology surgery center, where the 1 proposed building will replace the 4 office buildings that were previously approved for ZC-18-0680. Furthermore, the applicant states that the design of the proposed building is consistent with the design of the previously approved buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400140 (ZC-18-0680)	First extension of time for a design review for an office complex subject until October 17, 2022 to commence	Approved by BCC	January 2021
ZC-18-0680	Reclassified 1.6 acres from R-E to C-P zoning and included a design review for an office complex	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Railroad tracks & single family residential
East	Neighborhood Commercial	C-P	Office complex
West	Neighborhood Commercial	C-P	Railroad tracks & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Staff finds that the proposed site and building design comply with Title 30 requirements and are compatible with the surrounding properties in the area. The proposed design of the medical office building complements the existing residential in the area and the existing office complex to the east. Additionally, the medical office building maintains the 1 story height that has been established by the existing office buildings to the east on the south side of Warm Springs Road. The existing railroad tracks to the south and Warm Springs Road to the north also provide a buffer between the medical office building and the existing residential in the area. The request complies with Policy 6.2.1 of the Master Plan which encourages context sensitive design that ensures the design and intensity of new developments are compatible with established neighborhoods and uses in terms of its height, scale, and the overall mix of uses. Furthermore, the request complies with Policy 1.4.4 which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Expunge the design review portion of ZC-18-0680;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance.

**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 #0158-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARTIN LEE

**CONTACT:** MARTIN LEE, 5295 S. DURANGO DRIVE, SUITE 102, LAS VEGAS, NV 89113

DRAFT

06/08/22 BCC AGENDA SHEET

SCHOOL  
(TITLE 30)

WARM SPRINGS RD/PECOS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0195-PECOS BILL, LLC:**

**USE PERMIT** for a school on 0.2 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Warm Springs Road and the west side of Pecos Road within Paradise. JG/nr/syp (For possible action)

---

RELATED INFORMATION:

**APN:**  
177-12-521-005

**LAND USE PLAN:**  
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 7375 S. Pecos Road, Suite 104
- Site Acreage: 0.2
- Project Type: School
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 2,380
- Parking Required/Provided: 5/342 (entire complex)

Site Plans

The plans show an existing office complex with 9 buildings and parking throughout the complex. Access to the site is from a commercial driveway from Warm Springs Road and another from Pecos Road.

Landscaping

Existing landscaping will not be changed. Landscaping is not a part of this request.

Elevations

The photo shows a stucco building with a tiled roof. No changes are proposed to the exterior.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed school will serve 30 middle school students and the school will be open from 8:00 a.m. to 2:00 p.m. Monday through Friday. Child drop-off will start about 7:45 a.m. and pick-up will run until 2:15 p.m. The school will have extended hours after school for tutoring until about 3:30 p.m. The applicant states that the parking on the site is ample and the parent drop-off area will not interfere with the overall circulation of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0921-14	Modification to an existing office complex	Approved by BCC	January 2015
UC-0245-11	School, daycare, and playground	Denied by BCC	August 2011
WS-0092-09	Design review for carport (signage portion of application denied)	Approved by BCC	March 2009
DR-0464-04 (WC-0182-04)	Waiver of conditions requiring buildings to have a maximum height of 20 feet with a maximum height of 23 feet for architectural features - expired	Approved by BCC	August 2004
DR-0464-04	Office complex - expired	Approved by BCC	April 2004
ZC-0494-00 (WC-0049-02)	Waiver of conditions requiring the office complex to have residential characteristics	Denied by BCC	January 2003
ZC-1609-00	Reclassified the site to C-P zoning for an office complex	Approved by BCC	October 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood	R-E	Single family residential
South	Mid-Intensity Neighborhood	R-E	Union Pacific Railroad
East	City of Las Vegas	RS-4	Single family residential
West	Neighborhood Commercial	C-P	Office complex

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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



The requested use permit for a school on an existing developed site is consistent with the Winchester/Paradise goals and policies of the Master Plan. Policy WP-1.7 states the adaptive reuse where practical and consistent will promote reinvestment and support of countywide sustainability initiatives. Through thoughtful site design and conformance with the Master Plan, staff can support the request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NEVADA SCHOOL OF INQUIRY

**CONTACT:** NEVADA SCHOOL OF INQUIRY, 1705 S. 14TH ST, LAS VEGAS, NV 89104

06/08/22 BCC AGENDA SHEET

SINGLE FAMILY SUBDIVISION  
(TITLE 30)

SUR ESTE AVE/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-22-400046 (ZC-0961-03)-MARRA FAMILY TRUST & MARRA, WILLIAM A. & PEGGY A. TRS:**

**WAIVER OF CONDITIONS** of a zone change requiring a 10 foot wide "No Build" area on the rear of each lot adjacent to the west property line and planted with Mondell Pine trees on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Sur Este Avenue, 500 feet west of Tamarus Street within Paradise. MN/jgh/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-11-213-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7589 Chambery Cove Court
- Site Acreage: 0.2
- Project Type: Single family subdivision
- Number of Stories: 1
- Square Feet: 1,550

**Site Plans**

The plans submitted with ZC-0961-03 depict a 14 lot, single family subdivision arranged around a private cul-de-sac that accesses Sur Este Avenue. Lot sizes range from 9,458 square feet to 10,409 square feet with an overall density of 4 dwelling units per acre.

**Landscaping**

No landscaping is being proposed or required for this request.

Elevations

The plans show 1 story and 2 story homes. Typical garage setbacks are 20 feet, along with 5 foot interior and 10 foot corner setbacks.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0961-03 (WC-03-0267):

- Subject to the plan as submitted with this application; single story homes on lots 1, 2, 3, 4, 6, 7, & 8; and all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for ZC-0961-03:

- Subject to per plans submitted to the Planning Commission at the public hearing; no resolution of intent and staff preparing an ordinance to adopt the zoning; legalizing the map boundary prior to final map submittal; providing an eight foot high block wall on the north and west property lines; one-story houses on lots 7, 8, 12, 13, and 14; providing a ten foot wide "No Build" area on the rear of each lot adjacent to the west property line and planted with Mondell pine trees; right-of-way dedication to include 30 feet for Sur Este Avenue; drainage study and compliance; construct full off-sites; non-through streets over 150 feet in length to terminate in a County approved turnaround; and all applicable standard conditions for this application type. Applicant is advised that the applicant is to provide an overall layout to include other parcels currently under consideration for development; it is strongly encouraged to issue a noise disclosure statement to the purchaser of each residential unit in the proposed development and to forward the completed noise disclosure statements to the Department of Aviation's Noise Office for recordation; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that fund will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Applicant's Justification

The applicant indicates this application is necessary to build a pool in the backyard. Without this application, there isn't enough room for the new addition.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0961-03 (WC-0267-03)	Waiver of conditions for a zone change to reclassify from R-E to R-1 zoning for a single family subdivision	Approved by BCC	November 2003

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0454-03	14 single family residential lots on 3.5 acres in an R-2 zone	Approved by BCC	November 2003
ZC-0961-03	Reclassified from R-E to R-1 zoning for a single family subdivision	Approved by BCC	August 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood	R-1	Single family residential & undeveloped
South & East	Mid-Intensity Suburban Neighborhood	R-E	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The proposed waiver of conditions will not negatively impact surrounding properties; therefore, staff can support this request. In addition, the properties directly to the north and south currently have pools in the rear yard.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**

**Public Works - Development Review**

- No comment.

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

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

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

**APPLICANT:** WILLIAM ANTHONY MARRA  
**CONTACT:** WILLIAM MARRA, 7589 CHAMBERY COVE CT, LAS VEGAS, NV 89123

DRAFT



# 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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-0961-03 (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: <u>NC-22-400046</u> DATE FILED: <u>3/28/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>5/10/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/8/22</u> 7pm FEE: <u>\$800</u>
	<b>PROPERTY OWNER</b> NAME: <u>Marra Family Trust - William A Marra &amp; Peggy A Marra, Trustees</u> ADDRESS: <u>7589 Chambery Cove Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____      CELL: <u>(708) 772-0209</u> E-MAIL: <u>wamarra@prodigy.net</u>
	<b>APPLICANT</b> NAME: <u>Marra Family Trust - William A Marra &amp; Peggy A Marra, Trustees</u> ADDRESS: <u>7589 Chambery Cove Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____      CELL: <u>(708) 772-0209</u> E-MAIL: <u>wamarra@prodigy.net</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>William A Marra</u> ADDRESS: <u>7589 Chambery Cove Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____      CELL: <u>(708) 772-0209</u> E-MAIL: <u>wamarra@prodigy.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-11-213-002

PROPERTY ADDRESS and/or CROSS STREETS: 7589 Chambery Cove Court, Las Vegas, NV 89123

PROJECT DESCRIPTION: Waive condition of zoning change

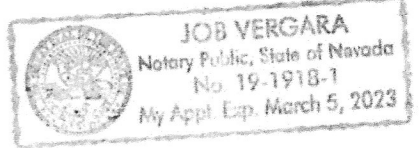
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

William A Marra & Peggy A Marra Marra Family Trust, William A Marra & Peggy Marra Trustees  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 1-19-22 (DATE)  
 By WILLIAM A MARRA PEGGY A MARRA

NOTARY PUBLIC: [Signature]



10

\*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.

January 19, 2022

**PLANNER  
COPY**

Property:

Parcel No.: 177-11-213-002

Address: 7589 Chambery Cove Court, Las Vegas, NV 89123

Owner: Marra Family Trust, William A Marra & Peggy A Marra Trustees

Permit Application: BD21-63062 – Construction of a new heated Pool & Spa per plans

To Whom It May Concern:


We submitted a permit to build a new heated pool and spa and just discovered that this lot has a condition from the original zone change ZC-0961-03 which states "...providing a ten foot wide 'No Build' area on the rear of each lot adjacent to the west property line and planted with Mondell pine trees".

We had no idea this condition existed when we purchased our home in July or when we submitted the permit application. Based on this condition, we would be unable to build a pool in our yard because our lot is too narrow to comply with the 10 foot 'No Build' area and still have room to build a pool.

We are requesting a waiver of this condition in the zoning change ZC-0961-03 since there are no Mondell or other species of pine trees along our west property line (see attached pictures) and so we can enjoy a pool similar to our neighbors (see attached pictures).

Thank you for your consideration of this matter.

Sincerely,

  
William A Marra

  
Peggy A Marra

SIGNS  
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0238-BPS HARMON, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall sign area; 2) increase animated sign area; and 3) increase the number of animated signs.

**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign package; and 2) increased animated sign area in conjunction with an existing shopping center (Harmon Corner) on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-21-214-004; 162-21-214-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall sign area to 28,490 square feet where 28,292 square feet was previously approved.
2. Increase the animated sign area to 24,706 square feet where 22,546 square feet was previously approved.
3. Increase the number of animated signs to 12 where 11 were previously approved.

**DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan for an existing shopping center.
2. Increase animated sign area to 24,706 square feet where 22,546 square feet was previously approved.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3712 Las Vegas Boulevard South
- Site Acreage: 2.2
- Project Type: Amended sign plan



Site Plan

The site plan depicts 8 retail sales and service structures (kiosks) set back 3 feet from a pedestrian right-of-way along Harmon Avenue. Display materials are shown on all 4 sides of the kiosks. As a result, customers will be able to queue on all sides of the structures. A 10 foot wide pedestrian access easement, located on the subject property, runs along the east side of the kiosks, and a sidewalk is located along the west side of the kiosks.

The remainder of the site consists of a shopping center located on the north side of the property and parking area located on the east side of the property. Including the additional 3,035 square feet of retail space, 490 parking spaces are required where 159 parking spaces are provided and 148 parking spaces were previously approved.

Signage

The signage requested with this application includes the following: 1 animated sign that wraps the street frontage from the southeast corner along Harmon Avenue to the northwest corner at Las Vegas Boulevard South. Various kiosk signs that are at several different levels, including on roofs, depending on the shape of the individual kiosk. In addition, new wall signage is proposed on the second floor of the shopping mall.

The following table is a summary for signage:

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	28,292	198	28,490	2,716	23	6	29
Directional	120	0	120	32	2	0	2
Hanging	479	0	479	32 per tenant	6	0	6
Projecting	62	0	62	32 per tenant	1	0	1
Overall Total	28,953	198	29,151	n/a	32	6	38

The details for animated signs are listed below:

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated	22,546	2,160	24,706	150	11	1	12

The details for the kiosk signs are listed below:

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Kiosk Signs	0	70	70	0	7	7
Non-Regulated Kiosk Signs	0	210	210	0	21	21

\*\* The non-regulated kiosk signs are those that are not visible from a public right-of-way.

Applicant's Justification

Approval of this request will add to the visual interest along this section of Las Vegas Boulevard South and this site and the surrounding area will not be detrimentally effected.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0646	Various uses within the mall and allowed outdoor kiosks for retail sales	Approved by BCC	December 2021
AR-21-400125 (UC-20-0169)	First application for review of retail sales as a primary use/kiosks	Approved by BCC	September 2021
VS-20-0271	Vacated and abandoned easements along with right-of-way for Harmon Avenue and Las Vegas Boulevard South	Approved by BCC	August 2020
UC-20-0169	Allowed retail sales as a primary use outside/kiosks	Approved by BCC	June 2020
UC-19-0408	Recreational facility in conjunction with a shopping center	Approved by BCC	July 2019
VS-18-0155	Vacated and abandoned a public access easement (driveway)	Approved by PC	April 2018
WS-1029-17	Reduced parking, façade changes, and a mezzanine addition to the existing shopping center	Approved by BCC	January 2018
UC-0800-17	Allowed on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (Subway)	Approved by BCC	November 2017
UC-0224-17	Allowed on-premises consumption of alcohol (tavern/self-serve beer structure)	Approved by BCC	June 2017
WS-0069-17	Modified landscape planters and fencing within Harmon Avenue	Approved by BCC	March 2017
WS-0324-16	Shade structures, façade changes, and modified a comprehensive sign plan for a proposed restaurant (Taco Bell Cantina)	Approved by BCC	June 2016
ADR-0596-15	Shade structures within outside dining area (Subway)	Approved by ZA	July 2015
UC-0241-13 (EF-0068-14)	First extension of time to review outside retail sales structures until November 20, 2015 to review - expired	Approved by BCC	July 2014
UC-0241-13	Allowed additional commercial uses within a shopping center and outside retail sales structures subject to 6 months to review outside retail sales structures	Approved by BCC	November 2013
UC-0008-12	Allowed commercial uses in H-1 zoning and permit outside retail sales - expired	Approved by BCC	March 2012
UC-0518-11	Allowed on-premises consumption of alcohol (tavern) in conjunction with a shopping center - the application included other land uses which were withdrawn without prejudice at the PC meeting	Approved By PC	December 2011

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0608-10	Redesigned a shopping center and pharmacy including the pedestrian bridge across Harmon Avenue	Approved by BCC	February 2011
TM-0025-10	Harmon Center commercial subdivision	Approved by PC	July 2010
UC-0174-10	Shopping center, pharmacy, packaged beer and wine sales, packaged liquor sales, including waivers to reduce parking, parking lot landscaping, and allowed tandem parking	Approved by BCC	June 2010

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	H-1	Planet Hollywood Resort Hotel & Miracle Mile shopping center
South	Commercial Tourist	H-1	Commercial building (former Harley Davidson Café) & parking garage
West	Commercial Tourist	H-1	CityCenter & The Cosmopolitan Resort Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Code allows alternative sign standards within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent developments. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Similar waivers have been approved for other developments along Las Vegas Boulevard South and within the Resort Corridor. Therefore, staff can support these requests.

Design Reviews

Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South, and complies with the Master Plan which states that all signage should

be compatible with building styles on-site and also with surrounding developments. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and is appropriate and compatible with the surrounding uses and area. Additionally, similar requests to increase the area of animated signs for other developments along Las Vegas Boulevard South have been approved.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Permits for any structures and signs in the areas approved to be vacated by VS-20-0271 shall not be issued until said vacation records.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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

- No comment.

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

**APPLICANT:** BPS HARMON, LLC

**CONTACT:** LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

06/08/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

CASEY DR/PEARL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0219-SHAH, PANKAJ K.:**

**ZONE CHANGE** to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

**DESIGN REVIEW** for a single family residential development.

Generally located on the north side of Casey Drive, 155 feet east of Pearl Street within Paradise (description on file). JG/al/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-30-202-008

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 0.8
- Number of Lots: 3
- Density (du/ac): 3.8
- Minimum/Maximum Lot Size (square feet): 11,489/11,489
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 17.5
- Square Feet: 3,678 (homes)/573 (casitas)

**Site Plan**

There is an existing single family residence with accessory structures on the property that will be demolished to allow for the proposed development. The plan depicts a single family residential development consisting of 3 lots on 0.8 acres with a density of 3.8 dwelling units per acre. The parcel will be divided into 3 lots of equal size with each lot taking access from Casey Drive. The plans depict an optional casita/accessory apartment in the rear yard of each lot. The plans indicate that all required building setbacks and separations will be met.

Landscaping

No landscape plan was submitted with this request. This is an in-fill development and there are no special landscape requirements for this site. Typical landscaping in the front and rear yards will be installed by the homeowner with the development of each lot.

Elevations

The plans depict a 1 story home model that is 17.5 feet in height. The homes will have a pitched roof with asphalt shingles for roofing material. The exterior of the homes will be a combination of vinyl siding and a stucco finish painted in earth tone colors. The optional casita/accessory apartment is 1 story and 12 feet in height. The casitas will have pitched roofs with asphalt shingles for roofing materials and have a stucco finish painted in earth tone colors.

Floor Plan

The homes have an area of 3,678 square feet which includes 4 bedrooms and a 2 car garage. The casita/accessory apartment has an area of 573 square feet. The structure is divided into 2 bedrooms, bathroom, and living room area, the accessory apartments will have a kitchen and the casitas a wet bar.

Applicant's Justification

The applicant indicates that this request will redevelop an existing run down, unsightly property. The proposed development will improve the appearance of the community and provide 3 new homes that will increase the local tax base. The proposed development is consistent and compatible with the existing developments surrounding the site.

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change & Design Review

The site is currently developed with a single family residence with accessory structures that were originally constructed in 1959 in an R-E zone. The properties abutting this site consist of single family developments in an R-1 zone with the oldest homes abutting this site constructed in the 1970's. The proposed project is an in-fill development. The Master Plan is designating the site for Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and the request to reclassify this site to an R-1 zone is in conformance with the Master Plan. The size and scale of the proposed homes are consistent and compatible with the existing homes abutting the site. The size of the proposed lots are consistent with the sizes of the lots adjacent to the site. The request complies in part with Policy 1.4.4 In-fill and Redevelopment, which encourages in-fill development and

redevelopment to be compatible with the scale and intensity of the surrounding area. The proposed development is consistent and compatible with the adjacent developments and will redevelop an older, unsightly property. Therefore, staff supports these requests.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements.

**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 #0161-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PANKAJ SHAH**

**CONTACT: RAVIN NATHAN, 10117 OCICAT AVENUE, LAS VEGAS, NV 89166**