



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 31, 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 available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

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

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

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

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

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

- III. Approval of Minutes for April 26, 2022. (For possible action)
- IV. Approval of the Agenda for May 31, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **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. 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**
 - 2. **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**
 - 3. **WS-22-0192-SN INVESTMENT PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign.
DESIGN REVIEW for signage in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use Overlay District. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. MN/nr/syp (For possible action) **BCC 6/8/22**
 - 4. **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**
 - 5. **ET-22-400064 (WS-18-0613)-HERRERA ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action) **PC 6/21/22**

6. **UC-22-0251-JENNIFER PARK, LLC:**
USE PERMIT for a major training facility (volleyball training and practice).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/jgh/syp (For possible action) **PC 6/21/22**

7. **WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; 2) setbacks; and 3) hardscape (previously not notified) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action) **PC 6/21/22**

8. **WS-22-0259-VIKING LAND 2 INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action) **PC 6/21/22**

9. **WS-22-0266-COUNTY OF CLARK (AVIATION) & MCP CARGO LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for luminary pole height.
DESIGN REVIEW for cargo warehouse tarmac lighting at Harry Reid International Airport on a portion of 9.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Aller Drive and the west side of Surrey Street within Paradise. JG/bb/syp (For possible action) **PC 6/21/22**

10. **AR-22-400070 (UC-18-0151)-EGG WORKS HOLDING CO., LLC:**
USE PERMITS APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) live entertainment.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/syp (For possible action) **BCC 6/22/22**

11. **ET-22-400063 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/jgh/syp (For possible action) **BCC 6/22/22**

12. **ET-22-400067 (UC-20-0220)-USA:**
USE PERMIT FIRST EXTENSION OF TIME for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) senior housing facility; and 2) alternative parking lot landscaping on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the northeast corner of Pebble Road and Jeffreys Street within Paradise. MN/bb/syp
 (For possible action) **BCC 6/22/22**
13. **UC-22-0267-WESTWYNN, LLC:**
USE PERMIT for temporary construction storage.
DESIGN REVIEW for a temporary construction storage yard on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester and Paradise. TS/md/syp
 (For possible action) **BCC 6/22/22**
14. **ZC-22-0198-BEN 200270 VENTURES, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) parking; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) warehouse development; and 2) finished grade. Generally located on the east side of McLeod Drive and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/nr/jo (For possible action) **BCC 6/22/22**

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: June 14, 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

May 10, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESENT**
 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

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

Lorna Phegley; Planning, Blanca Vazquez; Town Liaison
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 26, 2022 Minutes

Moved by: Haywood

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for May 10, 2022

Moved by: Philipp

Action: Approve as submitted

Vote: 5 -0 Unanimous

IV. Informational Items (For Discussion only)

None

V. Planning & Zoning

1. **ET-22-400062 (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

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

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

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

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

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

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

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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 31, 2022
- IX. Adjournment
The meeting was adjourned at 7:45 p.m.

DRAFT

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

DRAFT

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

06/07/22 PC AGENDA SHEET

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)

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-du-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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF 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>
	PROPERTY OWNER 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>
	APPLICANT 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 #: _____
	CORRESPONDENT 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

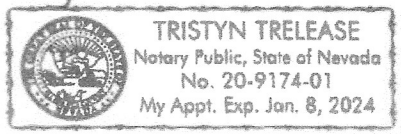
PROPERTY ADDRESS and/or CROSS STREETS: SOBB AVENUE & HINSON STREET

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)* [Signature] Terry Manley
 Property Owner (Print)

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



*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)

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

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. The proposed school is located along the eastern property line, southeast of the driveway onto Warm Springs 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 (up to 2 du/ac)	R-E	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	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

- Queuing analysis must be approved by Public Works - Development Review Division.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA SCHOOL OF INQUIRY

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

SIGNS
(TITLE 30)

RUSSELL RD/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0192-SN INVESTMENT PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a roof sign.
DESIGN REVIEW for signage in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use Overlay District.

Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. MN/nr/syp (For possible action)

RELATED INFORMATION:

APN:
162-32-101-041

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 W. Russell Road
- Site Acreage: 4.3
- Project Type: Roof sign

Site Plans

The plans show an existing adult use (Crazy Horse III), with the proposed signage located on the roof of the existing building. The adult use is located within a building that is on the southern half of the parcel; the northern half is dedicated to parking. No changes are proposed to the overall site.

Landscaping

Landscaping is not a part of this request.

Signage

The plan shows a 512 square foot roof sign within a parapet architectural feature in the center of the building. The plan shows that the new parapet will match the existing parapets on either side of the building. The signage will be illuminated reverse pan channel letters with the letters themselves being black and the lighting to illuminate the parapet creating a backlit effect.

Applicant's Justification

The applicant indicates that the location of the proposed signage will resemble the Roman style that is existing on the building. The proposed architectural feature will enhance the look of the building and the signage will not have a negative impact on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0246	Modifications to an existing freestanding sign	Withdrawn without prejudice	May 2018
DR-0639-17	Parking lot with modifications to existing parking areas in conjunction with the Crazy Horse III	Approved by BCC	September 2017
VS-0069-11	Vacated and abandoned patent easements along the east, south, and west	Approved by PC	April 2011
ZC-0160-05	Reclassified from R-E to M-1 zoning for a parking lot	Approved by BCC	March 2005
ADR-0597-03	Adult use cabaret (Penthouse Club)	Approved by ZA	June 2003
UC-0312-03	Expanded a previously approved on-premises consumption of alcohol establishment (tavern) and restaurant in conjunction with an approved adult cabaret	Approved by PC	April 2003
UC-0664-02	9,900 square foot tavern within a portion of an existing 40,000 square foot building	Approved by PC	June 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1	NV Energy substation
South	Entertainment Mixed-Use	M-1	Commercial businesses
East	Entertainment Mixed-Use	M-1	Convenience store
West	Entertainment Mixed-Use	M-D	Bank

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Waiver of Development Standards & Design Review

Staff does not object to the applicants proposed design for signage in conjunction with the adult use. The submitted plans reflect a proposed sign that is harmonious to the overall development and is architecturally compatible to the building. Staff finds that the proposed roof sign enhances the visual appearance while maintaining the aesthetics of the building. Likewise, the roof sign parapet will be the same elevation as the existing parapets. The proposed request will not adversely impact the surrounding area. Therefore, staff can support 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

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: CRAZY HORSE III

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

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)

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

	Planned Land Use Category	Zoning District	Existing Land Use
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

SETBACKS
(TITLE 30)

FIRETHORN LN/BUCKBOARD LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400064 (WS-18-0613)-HERRERA ALICIA:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-712-055

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side yard setback for an attached room addition to 6 feet 6 inches where 10 feet is required per Table 30.40-1 (a 35% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7812 Firethorn Lane
- Site Acreage: 0.5
- Project Type: Reduce side setback for a room addition
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 430

History & Request

The initial staff report that was approved in 2018 included a second waiver for reduced roof pitch for the room addition. This is no longer a Code requirement and is not needed with this request nor was it included in the previous extension of time ET-21-400043 (WS-18-0613).

Site Plans

The original plans depicted a partially constructed attached room addition on the north side of the existing single family residence. The residence was shown centrally located on the site and the front of the house facing west toward Firethorn Lane. An existing block wall was shown located along the side property line of the parcel which separates the subject property from another single family residence. The addition was shown set back 6 feet 6 inches from the north property line and approximately 50 feet from Firethorn Lane.

Landscaping

The previously approved plans show existing mature landscaping throughout the site that includes trees, shrubs, and groundcover.

Elevations

The plans that were previously approved show a 12 foot high room addition being added on the north side of the existing residence. The addition will have similar exterior materials, which includes asphalt shingles, decorative molding, and stucco finish to match the existing residence.

Floor Plans

The plans show an addition of 430 square feet. The rooms consist of a new bathroom, closet, and laundry room.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400043 (WS-18-0613):

Current Planning

- Until May 4, 2022 to complete the building permit and inspection process.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for WS-18-0613:

Current Planning

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has indicated that they have submitted building permits, but it has taken them some time to continue with the building permit process due to setbacks related to the COVID-19 pandemic and the number of corrections requested for the submitted building plans. The applicant has also indicated that an extension of 18 month to 24 months would provide sufficient time to arrange for new building plans, make the necessary corrections, and complete the rest of the building permit process. This should be the last extension of time requested.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400043 (WS-18-0613)	First extension of time to reduce side setback for a partially constructed room addition	Approved by PC	May 2021
WS-18-0613	Reduced side setback for a partially constructed room addition	Approved by PC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	City of Henderson	RS-6	Single family residential

Clark County Public Response Office (CCPRO)

CE-20-11315 and CE-21-25443 are active violations on this property regarding building without permits.

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.

Given that the applicant has submitted for building permits for the subject project (BD21-31464) and appear to be attempting to complete the building permit process, staff can support this extension of time. In addition, staff can also support the additional two years based on where the applicant is within the building permit process. However, based on the length of time that has passed since the original application was approved, and the time that is being given for this extension, staff may not be willing to support additional extensions of time if significant progress is not demonstrated.

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 May 4, 2024 to complete the building permit and inspection process.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

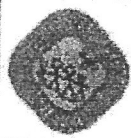
APPROVALS:

PROTEST:

APPLICANT: ALICIA ALVARADO

CONTACT: ALICIA ALVARADO, OWNER BUILDER, 7812 FIRETHORN LANE, LAS VEGAS, NV 89123

PLANNER COPY



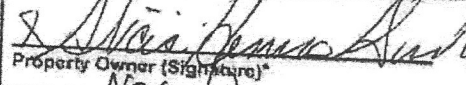
LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

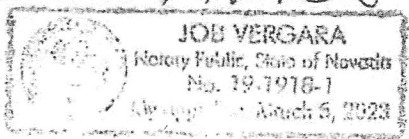
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ORIGINAL APPLICATION # <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-18-0613 <input type="checkbox"/> ORIGINAL APPLICATION # <input type="checkbox"/> APPLICATION REVIEW (AR) <input type="checkbox"/> ORIGINAL APPLICATION #	STAFF APP. NUMBER: <u>ET-22-400064</u> DATE FILED: <u>4/25/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>5/31/22</u> PC MEETING DATE: <u>6/21/22</u> BCC MEETING DATE: _____ FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>ALICIA HERRERA ALVARADO</u> ADDRESS: <u>7812 FIRETHORN LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 203-6577</u> CELL: <u>(702) 351-5185</u> E-MAIL: <u>FIRETHORNLN7812@YAHOO.COM</u>
	APPLICANT NAME: <u>ALICIA HERRERA ALVARADO</u> ADDRESS: <u>7812 FIRETHORN LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702 203-8577</u> CELL: <u>702 351-5185</u> E-MAIL: <u>FIRETHORNLN7812@YAHOO.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ALICIA HERRERA ALVARADO</u> ADDRESS: <u>7812 FIRETHORN LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 203-6577</u> CELL: <u>(702) 351-5185</u> E-MAIL: <u>FIRETHORNLN7812@YAHOO.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-11-712-055
 PROPERTY ADDRESS and/or CROSS STREETS: 7812 FIRETHORN LN, LAS VEGAS NV 89123 (S. EASTERN AVE & WINDMILL PKWY)
 PROJECT DESCRIPTION: ROOM ADDITION ON THE NORTH SIDE OF THE HOUSE WHICH INVOLVES REDUCING SETBACKS AND REDUCED ROOF SLOPE (PITCH).

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 submit 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 Property Owner (Print)
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3-22-22 (DATE)
 BY Alicia Herrera Alvarado
 NOTARY PUBLIC: [Signature]



*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.

PLANNER

COPY

ET-22-400064

Las Vegas, March 22th, 2022


Comprehensive Planning Department
APR-22-100366 (Original Waiver # WS-18-0613)
Description: Extension of time for Approved waiver
7812 Firethorn Ln, Las Vegas, NV

We have an existing construction that needs plans submitted for its legalization. We tried to submit plans drawn by hand by my husband but that did not work up good, since we had many corrections -to the plans- requested by the plan check technicians at the Building Department.

Then the Pandemic situation came along and we fell behind with a lot of things regarding our construction permits. My father came home to live with me and his health is so bad that we even have a live-in nurse to take care of him, so things have not been too easy lately. Now we are trying to obtain an EXTENSION to the approved Waiver in order to have enough time to submit NEW plans to the Building department and after that do all of the construction corrections that we know we will be needing for approval of the actual construction. We estimate that we need between 18-24 months.

Please let us have this very LAST extension and we will not let you down.

Thanks in advance for all your help



Alicia Herrera Alvarado
Home/Owner

06/21/22 PC AGENDA SHEET

TRAINING FACILITY (MAJOR)
(TITLE 30)

PAMALYN AVE/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0251-JENNIFER PARK, LLC:

USE PERMIT for a major training facility (volleyball training and practice).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Pamalyn Avenue, 600 feet east of Bermuda Road, within Paradise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-03-201-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 100 spaces where 194 spaces are required (a 48% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 555 E. Pamalyn Avenue, Suite A-1
- Site Acreage: 4
- Project Type: Major training facility (volleyball training and practice)
- Number of Stories: 1
- Square Feet: 16,156 (lease area)/ 96,000 (total building area)
- Parking Required/Provided: 194/100

Site Plans

The plans show an existing office/warehouse complex from which the applicant is requesting to operate their business. The 16,156 square foot lease space is located near the west half of the office/warehouse building. Access to the site is from Pamalyn Avenue. A total of 100 parking spaces are provided, where a minimum of 194 spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story, office/warehouse building constructed of masonry block walls with a flat parapet roofline. Overhead roll-up doors are shown on the south elevation.

Floor Plans

The plans show a 16,156 square foot lease area consisting of bathrooms, office spaces, and 4 volleyball courts. The courts are separated by divider nets, and bleacher areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the purpose of this business is to provide a safe and fun outlet for youth volleyball. The facility operates during non-business hours of the warehouse facility. The applicant indicates that the reduction of parking will not impact the site because the volleyball courts will be in use after most businesses in the area have closed.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1297-98	Reduced the number of required parking spaces to 91 where 113 spaces are required	Approved by PC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Office/warehouse buildings
East	Business Employment	M-D & M-1	Office/warehouse building & office complex
West	Business Employment	M-1	Outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The proposed use will not be more intense than the current industrial uses on the property and is compatible with the surrounding area. The request complies with the Master Plan, which encourages implementing a comprehensive land use plan to promote economic viability and employment opportunities that are compatible with adjacent land uses; therefore, staff can support this request.

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.

Typically, staff does not support a reduction in parking by the amount requested; however, the site was previously approved with a reduction to the required parking (VC-1297-98) with no known complaints for on-site parking issues; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER PARK LLC

CONTACT: RBA ARCHITECTURE, 8275 S. EASTERN AVE #200, LAS VEGAS, NV
89123

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <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 type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0251</u> DATE FILED: <u>4/21/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>5/31/22</u> PC MEETING DATE: <u>6/21/22</u> 7pm BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Jennifer Park, LLC</u> ADDRESS: <u>6050 Fort Apache Road #200A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>It's All Volleyball</u> ADDRESS: <u>530 E Pamalyn Ave #B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>RBA Architecture</u> ADDRESS: <u>8275 S Eastern #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>407-5147</u> CELL: <u>812-3169</u> E-MAIL: <u>randy@rbarc.com</u> REF CONTACT ID #: <u>175717</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-03-201-009

PROPERTY ADDRESS and/or CROSS STREETS: 555 E Pamalyn Ave #A-1

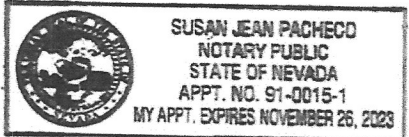
PROJECT DESCRIPTION: Volleyball courts

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

[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

A Jonathan Schwartz
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON October 13, 2021 (DATE)
 By A Jonathan Schwartz
 NOTARY PUBLIC: Susan Jean Pacheco



*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.

6

October 1, 2021
April 11, 2022 - Revised

uc-22-0251

Clark County Department of Comprehensive Planning
Las Vegas, NV

**PLANNER
COPY**

PROJECT DESCRIPTION

Re: It's All Volleyball – Pre-submittal Application
555 E Pamalyn Ave. Ste. A-1
APN #177-03-201-009
Clark County, NV

General Overview:

The Applicant is proposing to use approximately 16,156 square feet of an existing building, for use as volleyball courts. The applicant is under a lease agreement for their use of the property.

Scope of Project:

It is the Applicant's intent to operate the space for holding volleyball practices, training and games. The site is located in Clark County, Nevada, on a parcel currently used for commercial warehousing and industrial activities. The site fronts on the south side of Pamalyn Avenue. Vehicular access to and from the site occurs from Pamalyn Avenue. The Applicant intends to begin using the building immediately after construction improvements.

Reason/Justification:

The applicant's purpose is to provide a safe and fun outlet for youth volleyball. Sports are a valuable institution in our community, and indoor facilities allow for year-round use. The space would be an expansion of the applicant's current activities housed in the building directly to the north.

Impact to Adjacent Property:

The proposed use will not negatively impact surrounding parcels. Operating hours of It's All Volleyball would occur when the adjacent businesses are largely vacant. This off-peak use furthers the city planning tenant of having 'eyes on the street.' Currently the site is surrounded by warehouse and industrial uses.

County Policies:

The proposed use will sustain Clark County's general policies of community friendly environments and uses that support the creation of inviting, people-friendly spaces.

Waivers:

The applicant requests a waiver to allow 100 parking stalls, where 194 stalls are required. Because of the nature of the applicant's activities, the proposed facility will be used during days and time periods that the other tenants spaces are not in use. Specifically weekends and after normal weekday business hours.

SETBACKS
(TITLE 30)

UPDATE
FLAMINGO RD/HAZELCREST DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; 2) setbacks; and 3) hardscape (previously not notified) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-19-513-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce building separation between an existing shed and a building addition to the principal structure to zero feet where 6 feet is required per Table 30.40-2 (a 100% reduction).
2.
 - a. Reduce side setback to 3 feet for an existing laundry room where 5 feet is required per Table 30.40-2 (a 40% reduction).
 - b. Reduce the rear setback for a building addition to the principal structure to 6 feet where 20 feet is required (a 70% reduction).
3. **Allow 100% hardscape in the front yard where 60% is the maximum per Section 30.64.030 (a 66.7% increase). (previously not notified)**

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4051 Hazelcrest Circle
- Site Acreage: 0.2
- Project Type: Setbacks
- Number of Stories: 1
- Square Feet: 1,661

- Parking Required/Provided: 3/4

Site Plans

The plans show a single family residence with a **100%** hardscaped front yard, a 2 car garage converted to living space, an attached accessory apartment in the front of the house, and an additional building addition in the rear of the structure with setback encroachments to the rear and reduced separation between an existing shed and the rear addition to the house.

Landscaping

The photo **rendering** shows the entire front yard hardscaped, with **21 potted plants lining the front of the site.**

Elevations

The elevations show a single story residence with vertical siding and a slightly pitched roof.

Floor Plans

The floor plans show the conversion of the existing garage into 2 bedrooms with a restroom, an addition to the rear of the house with a bedroom and a restroom, and an attached accessory apartment on the north side of the house with a bedroom, kitchen, and restroom. The house now has 5 bedrooms, 6 restrooms, an exterior laundry room, living room, and 2 kitchens (the primary and the accessory apartment), storage, and living areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the additions to the house and setback encroachments were necessary to accommodate family during the pandemic without proper permitting or approvals. **The applicant has provided 5 letters of support of the application for setback encroachments. The justification letter states the waivers are needed to create a compliant property in harmony with the purpose of Title 30.**

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
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

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 reviews waiver requests to ensure compatibility with existing development in the area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The applicant indicates that the construction of the building additions, **the paving of the entire front yard**, and **building the** attached accessory apartment were constructed without permits to provide emergency housing during the pandemic. The proposed reduction in setbacks is not common in the surrounding area, **nor is an entirely paved front yard**. The proposed reductions in setbacks **and paving** are a self-imposed **hardship**, and the applicant has not provided any alternatives to mitigate negative impacts on the surrounding area. Since the proposed encroachments are not in keeping with the area and intentionally built without permits when the County offices were operating throughout the pandemic; staff finds that the applicant has not provided sufficient justification as to why the waivers of development standards should be approved; therefore, staff cannot support the requests.

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:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- 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 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Applicant is advised that the new driveway must comply with Uniform Standard Drawing #223.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Paradise - denial.

APPROVALS: 3 cards

PROTESTS: 1 card

PLANNING COMMISSION ACTION: March 15, 2022 - HELD - To 04/05/22 - per the applicant.

PLANNING COMMISSION ACTION: April 5, 2022 - HELD - No date - per the applicant.

APPLICANT: ARIEL ARLIN

CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BLVD, STE 418,
LAS VEGAS, NV 89128

DRAFT

SETBACKS
(TITLE 30)

VIKING RD/WESVAN CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0259-VIKING LAND 2 INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone.

Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
161-18-415-007

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear yard setback to 15 feet where 20 feet is required per Table 30.42-2 (a 25% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 3945 Wesvan Court
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,068

Site Plan

The plan depicts a detached single family residential development consisting of 7 lots on 1.4 acres with a density of 5 dwelling units per acre. Access to the development is provided from Viking Road by a 38 foot wide private street that terminates in an off-set cul-de-sac. No sidewalks are provided adjacent to the private street. The applicant is in the process of building

each of the houses and is requesting a waiver of development standards to reduce the rear yard setback for Lot 7. The proposed home will be set back from the southern property of 16-feet where 20 feet is required. The plans depict the proposed home will meet side yard and front yard setback requirements.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed residence is 2 stories with a height of 25 feet. The plans depict 2 elevation styles for the home model with different variations of the rooflines and window fenestrations. The home will have a pitched roof with concrete tile roofing material. The exterior of the homes will consist of a stucco finish painted in earth tone colors.

Floor Plans

The plans depict a 2 story single family residence with a kitchen, great room, nook, entryway, bedrooms, bathrooms, and a loft.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Lots 1 through 6 have or exceed the 20 foot rear yard setback. However, the applicant states Lot 7 has been more of a challenge and has tried to move the home forward with 50% reductions and reversing the house to make room for the driveway on the cul-de-sac. With revisions the house did not meet the required setbacks, thus they are applying for a waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0592	Reclassified from C-P to R-1 zoning, with a design review for a single family residential subdivision	Approved by BCC	September 2019
TM-19-500158	Single family residential development	Approved by BCC	September 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity (up to 8 du/ac)	R-1	Single family residential
East	Mid-Intensity (up to 8 du/ac)	R-3	Multiple 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

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 reviews waivers to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and help to moderate visual impacts and possible safety issues. Staff finds that the reduced setback can be mitigated by planting 3 trees in the rear yard to help buffer the reduced setback from the adjacent property to the south. In addition, the adjacent lot to the west has a side yard adjacent to the same property line, which will essentially have the same setback. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALLEGIANT CONTRACTING

CONTACT: CHRISTOPHER ANTONACCI, 11358 QUANTUM BROOKS ST, LAS VEGAS, NV 89183

DRAFT

Allegiant

CONTRACTING LLC

3/14/2022

Re: 3945 Wesvan Court Las Vegas NV 89121
Waiver of Conditions

Clark County Zoning and Planning,

The mother site of 3459 E Viking was acquired and subdivided into 7 residential lots. Lots 1-6 have 20' or more rear setback, lot 7 has a 15' rear setback. Per zoning requirements we tried to move the home forward with a 50 percent reduction, also reversing the home to make more room for driveway on the Cul-de-sac. With many revisions, the home did not pass zoning and therefore we are asking for a reduction in the rear to make the home fit on the lot.

Frank Antonacci

General Contractor

Allegiant Contracting, license 0086941

8

LIGHTING
(TITLE 30)

ALLER DR/SURREY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0266-COUNTY OF CLARK (AVIATION) & MCP CARGO LLC LEASE:

WAIVER OF DEVELOPMENT STANDARDS for luminary pole height.

DESIGN REVIEW for cargo warehouse tarmac lighting at Harry Reid International Airport on a portion of 9.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the south side of Aller Drive and the west side of Surrey Street within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-35-513-031 (ptn)

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of 4 freestanding luminaries (poles) to 30 feet where 25 feet is the maximum height per Section 30.56.135 (a 17% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.5 (portion)
- Project Type: Cargo warehouse lighting
- Number of Stories: 1
- Building Height (feet): 30 building/30 lights
- Square Feet: 78,000
- Parking Required/Provided: 78/155

Site Plans

The plans depict an under construction 78,000 square foot cargo warehouse building located 155 feet south of Aller Drive and 40 feet east of Spencer Street. The property is bounded to the south by an existing concrete tarmac and warehouse owned by the Department of Aviation. Access to the site is provided by a driveway on Aller Drive and on Spencer Street. Twenty-six loading

docks are located on the north side of the building. Parking for the facility is also located along the north side of the site, and there are a total of 155 parking spaces where 78 parking spaces are required. An extension of the tarmac is located east of the proposed building with the 4 proposed freestanding luminaries.

Landscaping

Approximate 8 foot to 40 foot wide street landscape buffers are shown along the street frontages. Within the interior parking lot of the site, landscape fingers in the customer parking lot are provided. The landscape materials include large trees, shrubs, and groundcover. No new landscaping is proposed with the lighting plan.

Elevations

The plans depict a building with a flat roof and parapet walls with painted concrete tilt-up panels, metal awnings, with some glass store front elements and horizontal reveal lines. The height of the building is 30 feet and roll-up doors are located on the north side of the building. The proposed 30 foot freestanding luminaries match the height of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing four, 30 foot tall freestanding luminary light poles on the tarmac located on the east side of the property. The additional 5 feet above the allowed height of 25 feet is needed to accommodate airport vehicles and equipment height. The Department of Aviation requires minimum tarmac light levels, and to keep the head of the light fixtures above the ground service equipment that will be traversing the parking area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0501	Cargo warehouse	Approved by PC	December 2020
ZC-0487-03	Reclassified this site and parcels south of this site to M-D and M-1 zoning for future expansion of Harry Reid International Airport including industrial complexes	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Warehouse complex
South	Public Facilities & Business Employment	P-F & M-D	Existing tarmac & warehouse
East	Public Use	M-D & C-2	Football/soccer fields
West	Public Use	P-F	Warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

The proposed freestanding light luminaries are compatible with the surrounding airport uses and required for aviation operations. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner. The areas to the south and east of the property have taller light poles either on airport property or the play fields. Goal 5.2 of the Master Plan supports continued improvements to and expansion of commercial airport operations in Clark County. Staff recommends approval of the waiver of development standards.

Design Review

The proposed lighting is located east of the existing warehouse and will be the same height as the warehouse building. The proposed development is compatible with adjacent development and development in the area, including buildings, structures, and lighting. Lighting characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, and are harmonious and compatible with development in the area. The Master Plan policy 5.2.1 supports compatible uses with guidance provided by aviation agencies. Staff recommends approval of the design review.

Department of Aviation

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77 the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

- No comment.

Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- 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.
- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: GREG WELLS

**CONTACT: TIM GRANTHAM, MARNELL ARCHITECTURE, 222 VIA MARNELL WAY,
LAS VEGAS, NV 89119**



MARNELL ARCHITECTURE
ARCHITECTURE • PLANNING • DESIGN

14 February 2022

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, P.O. 551744
Las Vegas, NV 89155-1744

PLANNER
COPY

Attention: Comprehensive Planning Department

Reference: Marnell Air Cargo Center Building 3 – GSE Parking Light Poles
Project Justification Letter
Architect's Project No. 182009

WS-22-0265

Dear Planner,

Marnell Architecture is currently assisting Marnell Properties with the submittal of the application for **Waiver of Development Standards** for the installation of (4) 30'-0" tall light poles on the DOA secured side of fencing bordering the tarmac area. These lights are required to be installed at this elevation to achieve the DOA required tarmac light levels and to keep the head of the light fixture above the Ground Service Equipment that will be traversing this parking area.

The project will be located on one Assessor's Parcels.

- APN#: 162-35-513-031 Zone: M-D (Designed Manufacturing)

Thank you for your consideration of this request. Please do not hesitate to contact our office should you have questions or require any additional information.

Sincerely,
MARNELL ARCHITECTURE

Tim Grantham
Project Architect

cc: Greg Wells, Marnell Companies, President of Investments and Real Estate

ACC3 - GSE Light Poles - Justification Letter.docxx



MARNELL CONSULTING



MARNELL



MARNELL PROPERTIES



TRANSPORTATION

222 Via Marnell Way, Las Vegas, Nevada 89119 . 702-739-2000 . Fax: 702-739-2005 . www.marnellcompanies.com

9

06/22/22 BCC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

CAMERON ST/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400070 (UC-18-0151)-EGG WORKS HOLDING CO., LLC:

USE PERMITS APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) live entertainment.

DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-30-301-020

LAND USE PLAN:

WINCHESTER/PARADISE- BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5321 Cameron Street
- Site Acreage: 1.2
- Project Type: Banquet facility/live entertainment
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 7,778 (lease area)
- Parking Required/Provided: 102/120 (complex)

Site Plans

The previously approved plans show a banquet facility with live entertainment located within the southern portion of an existing building located in an office/warehouse complex. Access to the complex is from both Cameron Street and Hacienda Avenue. The existing building is located on the northeast corner of the office/warehouse complex. The approved facility is located in the southern portion of the building.

Landscaping

Landscaping is not part of this request.

Elevations

The existing building is 1 story with a maximum height of approximately 29 feet. The building is constructed with concrete tilt-up panels painted in earth tone colors, with a flat roof behind parapet walls. The previous plans indicate that some of the existing storefronts within the lease area would be removed and covered to match the existing exterior building finish.

Floor Plan

The existing building has an area of approximately 19,387 square feet. The facility occupies the southern 7,778 square feet of the building. Within the lease area is a lobby, offices, bars, game area, stage, viewing area, food staging area, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400016 (UC-18-0151):

Current Planning

- Until April 17, 2022, to review as a public hearing.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for ET-20-400026 (UC-18-0151):

Current Planning

- Until April 17, 2021, to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-18-0151:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant states that the previous couple of years have created a limited opportunity to host events with the Covid-19 pandemic. Since then, between April 2021 through April 2022 there have been 80 such events held at this location. There have been no Code violations, parking issues or other issues that related to this use. As such, the applicants are requesting that no further application review be directed to the applicants use.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400016 (UC-18-0151)	Second extension of time for a banquet facility and live entertainment and design review for modifications	Approved by BCC	April 2021
UC-21-0046	Allowed outside dining and drinking	Approved by BCC	April 2021
ET-20-400026 (UC-18-0151)	First extension of time for a banquet facility and live entertainment and design review for modifications	Approved by BCC	April 2020
UC-18-0151	Banquet facility with live entertainment	Approved by PC	April 2018
UC-0785-15	Banquet facility with outside uses, supper club, and live entertainment with a waiver to reduce parking	Withdrawn	January 2018
DR-1690-98	Building addition to the southeastern office building within the complex	Approved by PC	November 1998
DR-0867-97	Western and northeastern office/warehouse building within the complex	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Office/warehouse uses
East	Business Employment	M-1	Office/warehouse & retail uses
West	Business Employment	M-1	Commercial vehicle (Penske) maintenance facility

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 for an application for review 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 since the original approval.

Since, the approval of the use permits in 2018, the banquet facility with live entertainment has been in operation and there have been no complaints filed with Clark County Public Response in relation to noise, parking, or other zoning violations. Therefore, staff can support the review of the use permits for the banquet facility and live entertainment and recommends removal of the time limit.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: EGG WORKS HOLDING CO, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 -
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 -
 - ET-21-400016 (UC-18-0151)
 - (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: AP-22-400070 DATE FILED: 4/27/22
 PLANNER ASSIGNED: SWD
 TAB/CAC: Paradise TAB/CAC DATE: 5/31/22
 PC MEETING DATE: _____
 BCC MEETING DATE: 6/22/22
 FEE: \$ 475

PROPERTY OWNER

NAME: Egg Works Holding Comapny, LLC
 ADDRESS: 4580 West Hacienda Avenue
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-521-3447 CELL: _____
 E-MAIL: brad@theeggworks.com

APPLICANT

NAME: Egg Works Holding Company, LLC
 ADDRESS: 4580 West Hacienda Avenue
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-521-3447 CELL: _____
 E-MAIL: brad@theeggworks.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Jennifer Lazovich - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 CELL: _____
 E-MAIL: jlazovich@kcnvlaw.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-30-301-020
 PROPERTY ADDRESS and/or CROSS STREETS: 5321 Cameron Street
 PROJECT DESCRIPTION: Required review for ET-21-400016 (UC-18-0151)

(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.

Bradley J Burdette
 Property Owner (Signature)*

Bradley J Burdette
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 03/30/2022 (DATE)

By Bradley Burdette
 NOTARY PUBLIC: [Signature]



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

April 14, 2022

VIA UPLOAD

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

Re: Justification Letter for Diversion Amusements – 5321 Cameron Street (2nd Required Review)

To Whom It May Concern:

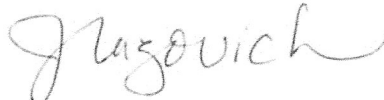
Our Firm represents Diversion Amusements (the "Applicant"). By way of background, on April 17, 2018 the Clark County Planning Commission approved UC-18-0151 allowing for a banquet facility and live entertainment in an existing warehouse on property located at 5321 Cameron Street, more particularly know as APN: 162-30-301-020 (the "Site"). ET-20-40026 subsequently extended the approval of UC-18-0151 for another year with an added condition requiring "until April 17, 2021 to review as a public hearing." Given the pandemic and restrictions of the prior years, it has been difficult to host events, and, therefore, the Board of County Commissioners amended the condition, via ET-21-400016, to "until April 17, 2022 to review as a public hearing."

In compliance with the amended condition, the Applicant is now seeking review of the banquet facility and live entertainment approvals. Between April 2021 thru April 2022 there have been eighty (80) events. There have been no code violations, parking issues, nor any issues related to the approval of hosting of events. Because of the compliance and no known issues, the Applicant is requesting no additional reviews.

Thank you for your consideration of this application.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3988
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

AR-22-400070

HOTEL
(TITLE 30)

VALLEY VIEW BLVD/NEVSO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400063 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:

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

DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

162-19-512-004

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3821 W. Flamingo Road
- Site Acreage: 4.8
- Number of Units: 284
- Project Type: Modifications to an approved hotel
- Number of Stories: 21
- Building Height (feet): 236
- Square Feet: 222,297
- Parking Required/Provided: 314/215

History & Request

UC-0703-16 was approved by the Board of County Commissioners (BCC) in January 2017 for 3 separate developments on the property including a shopping center, a hotel, and a multiple family residential development. The property has since been subdivided and the site of the multiple family residential development is on a separate parcel. The plans approved for the hotel by UC-0703-16 depicted 250 rooms with a height of 177 feet. In May 2018, the BCC approved WS-18-0261 with modifications to the approved hotel, which included the following: an increase to 260 rooms, a building height of 186 feet, reductions in setbacks, alternative landscaping, and reduced parking.

Site Plan

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

Landscaping

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

Elevations

A maximum height of 236 feet was approved for the hotel. The plan indicates the building will be 233 feet in height and the extra height is to allow for necessary lighting, antennas, or screening. The applicant has submitted a Notice of Proposed Construction or Alteration to the Federal Aviation Administration (COLLI-000488412-18) for the building height, which is pending review. The building has a flat roof behind a parapet wall with a combination stucco finish, decorative metal panels, rooftop deck, and pool area.

Floor Plan

The approved hotel has 21 stories and a basement level. The basement level consists of back of house areas (laundry, employee locker areas, storage). The ground floor will consist of a lobby area and the entrance to the parking garage, which includes parking for guests checking in and loading spaces for deliveries. The next 5 levels are a parking garage, which depict an alternative parking layout for all the parking spaces within the parking garage. The seventh floor consists of conference rooms, offices, and storage areas. The eighth floor consists of the front desk/lobby, a restaurant, and offices. Floor 9 through Floor 20 consists of the guest rooms and the twenty-first floor consists of a fitness center with a rooftop pool and deck. The approved plans depict an increase of 24 guest rooms from the last approval for the hotel (WS-18-0261).

Signage

Signage is not a part of this request.

Previous Conditions of Approval

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

Current Planning

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

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

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Nevso Drive and associated spandrels;
- Nevso Drive entrance will be emergency access only;

- Gates or another controlled access device will be required and to be approved by Public Works and Fire Prevention;
- Additional right-of-way dedications as required by the traffic study to accommodate any physical improvements and pedestrian volumes generated by this project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way or the dedication of right-of-way to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates water and fiber lines have been relocated and steel for the shoring is set to be delivered by the end of the year.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900586 (WS-18-0789)	Administrative extension for a waiver to increase building height, alternative parking, and reduced setback for a proposed hotel	Approved by ZA	May 2022
UC-18-0787	Tavern in conjunction with a shopping center	Approved by BCC	December 2018
WS-18-0789	Waiver to increase building height, alternative parking, and reduced setback for a proposed hotel.	Approved by BCC	December 2018
WS-18-0261	Modifications to an approved shopping center and hotel	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018
WS-18-0030	Alternative street landscaping and a design review for revisions to an approved multiple family residential development	Approved by BCC	March 2018
TM-0009-17	Commercial lot and a residential lot with 290 multiple family residential units	Approved by PC	March 2017
VS-0054-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017
UC-0703-16	Increased density and building height, waivers to reduce setback from an arterial street and reduced parking for a multiple family residential development, and design reviews for a multiple family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District - expired	Approved by BCC	August 2008
UC-1253-05	Shopping center - expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units - expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Gold Coast Resort Hotel & shopping center approved with the hotel
South	Entertainment Mixed-Use	M-1	Parking lot & warehouse facilities

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use & Public Use	M-1	Undeveloped & electrical substation
West	Commercial Tourist	H-1	Palms Resort Hotel & multiple family residential development approved with the hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Since utility lines have been relocated staff can support this request. However, 5 years will have elapsed from the original approval, and a new zoning code is expected to be adopted next year; therefore, this is the last extension staff will support.

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 19, 2023 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAI LAS VEGAS HOTEL PARTNERS, LLC

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-18-0789 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400063</u> DATE FILED: <u>4/19/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>5/31/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/22</u> <u>7pm</u> FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>CAI Las Vegas Hotel Partners, LLC</u> ADDRESS: <u>9325 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>CAI Las Vegas Hotel Partners, LLC</u> ADDRESS: <u>9325 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-512-004

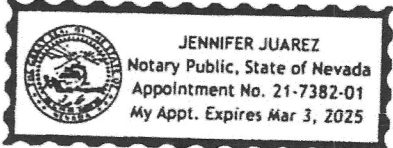
PROPERTY ADDRESS and/or CROSS STREETS: Flamingo/Valley View

PROJECT DESCRIPTION: Extension of time

(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)* [Signature] Christopher Beavor
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 10, 2021 (DATE)
 By Christopher Beavor
 NOTARY PUBLIC: [Signature]



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

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN
sallen@kcnvlaw.com
702.792.7045

**PLANNER
COPY**

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 17, 2021

VIA UPLOAD:
Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155-1741

Re: *Second Extension of time for WS-18-0789*

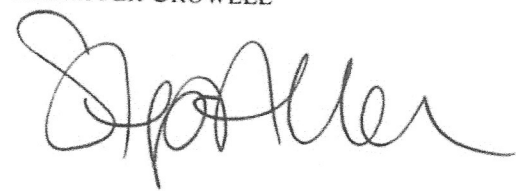
To Whom It May Concern:

This office represents the owner/applicant with regard to the above referenced matter. On December 19, 2018, the above-referenced zoning application was approved by the Board of County Commission. A first extension of time was approved via ADET-20-900586 on January 11, 2021.

The purpose of this letter is to request a second extension of time. Water and fiber lines have been relocated and steel for shoring is set to be delivered by the end of the year. We respectfully request a 2 year extension to commence the project.

Thank you very much for your consideration of this very important matter. Please contact myself or my Paralegal, Lindsay Kaempfer with any questions or concerns.

Sincerely,
KAEMPFER CROWELL



Stephanie H Allen

SHA/lak

SENIOR HOUSING
(TITLE 30)

PEBBLE RD/JEFFREYS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400067 (UC-20-0220)-USA:

USE PERMIT FIRST EXTENSION OF TIME for senior housing.

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

DESIGN REVIEWS for the following: 1) senior housing facility; and 2) alternative parking lot landscaping on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the northeast corner of Pebble Road and Jeffreys Street within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-802-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 50 feet where 35 feet is the maximum height per Table 30.40-3 (a 43% increase).
2. Reduce throat depth for a driveway on Torino Avenue to 11 feet where 100 feet is the minimum distance per Uniform Standard Drawing 222.1 (an 89% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 195
- Density (du/ac): 39
- Project Type: Senior housing
- Number of Stories: 4
- Building Height (feet): 50
- Open Space Required/Provided (square feet): 19,500/61,151
- Parking Required/Provided: 195/195

Site Plan

The approved site plan depicts a proposed senior housing facility shaped like an "E" located in the center of the parcel. Setbacks include 80 feet to the north property line along Torino Avenue, 56 feet to the east property line, 50 feet to the south property line along Pebble Road, and 80 feet to the west property line along Jeffreys Street.

Access to the site is provided from a single driveway on Torino Avenue located in the northeast portion of the site, which includes an 11 foot throat depth where 100 feet is the minimum distance required. Drive aisles and covered parking spaces are located around the perimeter of the site, and a crash gate is located near the southeast corner on Pebble Road. Enhanced paving is provided at the driveway entrance to distinguish the pedestrian walkway from the vehicular travel lanes, and pedestrian paths provide access through pedestrian gates to Pebble Road to the south and to the corner of Pebble Road and Jeffreys Street to the southwest. Bike racks are provided on the north side of the building, and trash enclosures are provided near the northeast, southeast, southwest, and northwest corners of the building.

Landscaping

Perimeter landscaping includes a 10 foot wide landscape strip behind an attached sidewalk along Torino Avenue to the north, a 6 foot wide landscape strip along the east property line, a 15 foot wide landscape strip behind an existing attached sidewalk along Pebble Road to the south, and a 10 foot wide landscape strip behind an attached sidewalk along Jeffreys street to the west. Landscaping is provided around the base of the building, and landscape fingers are provided within the parking lot. A design review for alternative parking lot landscaping is necessary for the 4 locations where a trash enclosure is located at the end of a row of parking spaces instead of the required landscape finger. Open space includes 6,465 square feet of interior amenities, such as a fitness room, wellness center, and library; 35,332 square feet of usable open space, such as a pool, spa, and picnic area; and 19,354 square feet of landscaped open space.

Elevations

The 4 story building ranges in height from 46 feet to 48 feet high along the parapet rooflines; however, several architectural roof elements extend up to approximately 50 feet in height. Most of the roofline appears flat along the top of a parapet walls, which increases the apparent mass and bulk of the building. The symmetrical grid of windows around the exterior of the building includes design articulation such as faux shutters, stucco pop-outs, awnings, arches, and columns.

Floor Plan

Overall, the senior housing facility will include 139, one bedroom units, and 56, two bedroom units. Other interior spaces include a fitness center, great room, kitchen, food storage, mail center, offices, laundry room, computer, wellness, and media rooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0220:

Current Planning

- Work with staff to provide design enhancements on the west elevation to help break-up the visual mass of the building, which faces the abutting multiple family residential development;
- 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;
- Full off-site improvements;
- When the Bureau of Land Management (BLM) issues patent to the land, right-of-way dedication to include 50 feet for Rebble Road, 30 feet for Torino Avenue, 30 feet for Jeffreys Street, and associated spandrels.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0204-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a first extension of time to allow for additional time to secure the transfer of the BLM patent deed. The anticipated date for deed transfer is sometime in early 2023. The applicant is requesting an extension until July 8, 2024 to allow for adequate time to transfer the deed and commence the development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0220	Senior housing building height and driveway geometrics	Approved by BCC	July 2020
ZC-18-0939	Reclassified the site to R-4 zoning for a future development	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Plant nursery
East	Corridor Mixed-Use	C-2	Retail complex
South	Public Use	R-E	Electric substation
West	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	R-3 & C-P	Multiple family residential & office buildings

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. The applicant is experiencing a delay in obtaining the transfer of the deed from BLM, creating the need for an extension of time. Staff recommends approval of the proposed extension of time.

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 July 8, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JAN GOYER

CONTACT: JAN GOYER, OVATION CONTRACTING INC, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

UC20-0220
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: ET-22-400067 DATE FILED: 4-25-2022
 PLANNER ASSIGNED: BSB
 TAB/CAC: Paradise TAB/CAC DATE: 5-31-2022
 PC MEETING DATE: _____
 BCC MEETING DATE: 6-22-2022
 FEE: _____

PROPERTY OWNER

NAME: USA (BLM) & Clark County
 ADDRESS: 500 S. Grand Central Parkway, 6th Floor
 CITY: Las Vegas STATE: NV ZIP: 89155
 TELEPHONE: 702-455-3523 CELL: _____
 E-MAIL: kevin.schiller@clarkcountynv.gov

APPLICANT

NAME: Ovation Contracting, Inc. -- Jan Goyer
 ADDRESS: 6021 S. Fort Apache Road #100
 CITY: Las Vegas STATE: NV ZIP: 89148
 TELEPHONE: 702-990-2325 CELL: 702-580-9036
 E-MAIL: jang@ovationdev.com REF CONTACT ID #: 208832

CORRESPONDENT

NAME: Ovation Contracting, Inc. -- Jan Goyer
 ADDRESS: 6021 S. Fort Apache Road #100
 CITY: Las Vegas STATE: NV ZIP: 89148
 TELEPHONE: 702-990-2325 CELL: 702-580-9036
 E-MAIL: jang@ovationdev.com REF CONTACT ID #: 208832

ASSESSOR'S PARCEL NUMBER(S): 177-14-802-021

PROPERTY ADDRESS and/or CROSS STREETS: North of E. Pebble Road and West of S. Eastern Avenue

PROJECT DESCRIPTION: Extension of Time for Use Permit for Senior Affordable Apartment Complex -- Project Zoned R-4 under ZC-18-0939

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

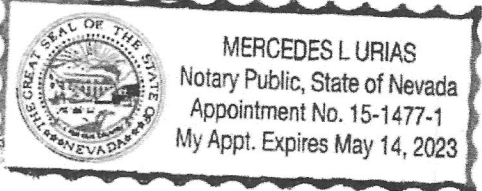
[Signature]
Property Owner (Signature)*

Kevin Schiller
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 3, 2022 (DATE)
By KEVIN SCHILLER, DEPUTY COUNTY MANAGER

NOTARY PUBLIC: [Signature]



*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.

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KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcrvw.com

702.693.4215

March 15, 2022

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter – First Extension of Time for UC-20-0220
APN: 177-14-802-021

To Whom It May Concern:

Please be advised our office represents Ovation Contracting, Inc. (the "Applicant") in the above-referenced matter. By way of background, on July 8, 2020 the Board of County Commissioners (BCC) approved UC-20-0220 allowing for the development of a 195-unit senior affordable housing multi-family development on approximately 5.0 gross acres generally located at the northeast corner of Pebble Road and Jeffreys Street, more particularly described as APN: 177-14-802-021 (the "Site"). The Applicant is requesting a first extension of time. A first extension of time is appropriate for the following reasons:

- The Site is currently owned by the BLM. The Applicant is working with the BLM to transfer the patent deed, however, the deed most likely will not be transferred to the Applicant until early 2023. Since the deed most likely will not be transferred until early 2023, the Applicant believes they will not commence construction until June of 2023.
- Without the deed transfer to the Applicant, no permits can be issued for the project.
- There has not been any significant changes since the original approval. The Site is located near other existing multi-family development and the entitled senior housing multi-family development is still compatible with the area.

As such, the Applicant is requesting another two-year extension or until July 8, 2024. We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact us.

Sincerely,
KAEMPFER CROWELL


Anthony J. Celeste

AJC/

3072693_1.docx

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

RENO OFFICE
60 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

PLANNER
COPY

06/22/22 BCC AGENDA SHEET

TEMPORARY CONSTRUCTION STORAGE WILBUR CLARK DI EAST RD/LAS VEGAS BLVD S
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0267-WESTWYNN, LLC:

USE PERMIT for temporary construction storage.

DESIGN REVIEW for a temporary construction storage yard on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester and Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-403-004; 162-16-101-009; 162-16-101-011

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 34.6
- Project Type: Temporary construction storage yard

Site Plans

The plans depict a temporary construction storage yard consisting of 3 parcels totaling 34.6 acres. The storage yard contains equipment and materials necessary for the construction of the MSG Sphere, located at the southeast corner of Sands Avenue and Koval Lane. Access to the construction storage yard is granted via Fashion Show Drive. There are no access points from the storage yard to Las Vegas Boulevard South. Per the Development Code, landscaping, trash enclosure, and screening requirements are not required. Furthermore, compliance with all on-site paving, including parking and drive aisles, are not required provided all Clark County air quality regulations are met.

Landscaping

All street landscaping exists, and no landscaping is required or proposed.

Applicant's Justification

The applicant is in the process of building and constructing the "MSG Sphere" located at the southeast corner of Sands Avenue and Koval Lane. In order to continue construction of the MSG Sphere, the applicant needs to continue staging and storing construction materials and equipment near the MSG Sphere. The applicant will continue to use the property at the northwest corner of Las Vegas Boulevard South and Fashion Show Drive, which is less than a half of a mile from the MSG Sphere project. The applicant anticipates needing to use the site for the temporary construction staging/storage for approximately 1 more year. The proximity of the site to the MSG Sphere makes the site an ideal location. Additionally and importantly, access to the site is from Fashion Show Drive and not Las Vegas Boulevard South. The access to the site from Fashion Show Drive is less disruptive than accessing from Las Vegas Boulevard South.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400176 (UC-16-0045)	Second extension of time to commence the expansion of the Gaming Enterprise District	Pending BCC action	June 8
ET-21-400175 (UC-15-0492)	Second extension of time to commence a high impact project/resort hotel (Alon)	Pending BCC action	June 8
UC-21-0575	Permit an accessory structure prior to the construction of a principal structure	Approved by BCC	November 2021
WS-21-0465	Landscape improvements and increased finished grade	Approved by BCC	October 2021
WS-21-0035	Increased fence height including a design review for a fence and lighting in conjunction with undeveloped lots	Approved by BCC	March 2021
AR-19-400154 (UC-18-0784)	First application to review a temporary parking lot - expired	Approved by BCC	January 2020
UC-18-0784	Temporary parking lot and waived landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a high impact project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expansion of the Gaming Enterprise District	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	Resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Resorts World Resort Hotel site (formally Echelon Resort Hotel) & NV Energy electrical substation
South	Entertainment Mixed-Use	H-1	Fashion Show Mall
East	Entertainment Mixed-Use	H-1	Wynn & Encore Resort Hotels, place of worship, & retail center
West	Entertainment Mixed-Use	H-1	Parking lot, Trump Tower, office building and parking garage, & Adult Cabaret (Déjà Vu Showgirls)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

Staff does not object to the request as the proposed use provides for the staging of materials and construction activities within one-half mile of the development site farther east on the corner of Koval Lane and Sands Avenue. Staff finds that the proposed use, for a limited time, should have minimal to no impact on the surrounding land uses and properties. Therefore, staff can support the request subject to 1 year to cease operations of the temporary construction storage yard.

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 June 22, 2022 to cease operations of the temporary construction storage yard with any extension of time to be a public hearing.
- 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; applicant must comply with Air Quality regulations including required dust control measures and obtain any necessary permits; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MSG LAS VEGAS

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- APPLICATION REVIEW (AR)

STAFF

APP. NUMBER: UC-22-0267 DATE FILED: 4/27/22
 PLANNER ASSIGNED: MNO
 TAB/CAC: PARADISE & WINCHESTER TAB/CAC DATE: 5/31/22
 PC MEETING DATE: - WINCHESTER - 6:00
 BCC MEETING DATE: 6/22/22 @ 9:00 AM. PARADISE - 7:00
 FEE: \$1,350

PROPERTY OWNER

NAME: Westwynn, LLC and Tishmor, LLC (Westwynn, LLC, lessee)
 ADDRESS: 3131 Las Vegas Blvd South
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a

APPLICANT

NAME: MSG Las Vegas, LLC
 ADDRESS: Two Pennsylvania Plaza
 CITY: New York STATE: NY ZIP: 10121
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT

NAME: Kaempfer Crowell - Jennifer Lazovich
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 CELL: 702-792-7048
 E-MAIL: apierce@kcnvlaw.com REF CONTACT ID #: 164674

ASSESSOR'S PARCEL NUMBER(S): 162-16-01-009 and 011 162-09-403-004

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd/Wynn

PROJECT DESCRIPTION: Temporary construction staging

(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.

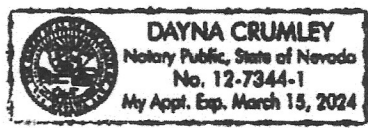
Thomas Reich
Property Owner (Signature)*

Thomas J Reich, Assistant Secretary
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 11, 2022 (DATE)

By Thomas Reich
NOTARY PUBLIC: Dayna Crumley



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

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Carson City, NV 89703
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Fax: 775.882.0257

April 25, 2022

VIA UPLOAD

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

UC-22-0267
PLANNER
COPY

Re: MSG Holdings, L.P.

***Justification Letter – Temporary Construction Staging/Storage
Portions of APNs: 162-16-101-009 & 011 and 162-09-403-004***

To Whom It May Concern:

Please be advised our office represents MSG Holdings, L.P. (the "Applicant") in the above-referenced matter. The Applicant is in the process of building and constructing the "MSG Sphere" located at the southeast corner of Sands Avenue and Koval Lane. In order to continue construction of the MSG Sphere, the Applicant needs to continue staging and storing construction materials and equipment near the MSG Sphere. The Applicant will continue to use the property at the northwest corner of Las Vegas Boulevard and Fashion Show Drive, more particularly described as of APNs: 162-16-101-009 & 011 and 162-09-403-004 (collectively the "Site"), which is less than a half of a mile from the MSG Sphere project.

The Site is zoned H-1. With a special use permit, temporary construction staging/storage is an allowed use. The Applicant anticipates needing to use the Site for the temporary construction staging/storage for approximately one more year. The proximity of the Site to the MSG Sphere makes the Site an ideal location. Additionally and importantly, access to the Site is from Fashion Show Drive and not Las Vegas Boulevard. The access to the Site from Fashion Show Drive is less disruptive than accessing from Las Vegas Boulevard.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC

13

WAREHOUSE
(TITLE 30)

OQUENDO RD/MCLEOD DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0198-BEN 200270 VENTURES, LLC:

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

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

DESIGN REVIEWS for the following: 1) warehouse development; and 2) finished grade.

Generally located on the east side of McLeod Drive and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-36-601-007; 162-36-601-048

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where Figure 30.64-14 is required.
2. Reduce parking to 46 spaces where 50 spaces is required per Table 30.60-1.
3. Reduce driveway throat depth to 16 feet 6 inches where 25 feet is required by Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. Warehouse development.
2. Increase finished grade up to 65 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 80.5% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 34

- Square Feet: 33,100
- Parking Required/Provided: 50/46

Site Plans

The plans show a 33,100 square foot office/warehouse building situated in the middle of the site with parking on the west and east sides of the site. Access to the site is from McLeod Drive and Oquendo Road. Customer parking is located on the northwest of the site. Gated access to the rear portion of the site is accessed an 8 foot high gate on the south side of the building and a second gate is accessed from Oquendo Road. Parking located directly on the east side of the building is for employees with loading zones and roll-up doors on the east side of the building.

Landscaping

A detached sidewalk with a 5 foot wide landscape strip on each of the 5 foot wide sidewalk is located adjacent to McLeod Drive. An attached sidewalk with a 20 foot wide landscape area behind the sidewalk is located on Oquendo Road. The customer parking area along McLeod Drive will allow for a 2 foot overhang into the landscape area to reduce the parking stall length per Title 30 and 1 required landscape island is not depicted on the plans. The employee parking on the east side of the building is shown with no landscape islands where required per Figure 30.64-14. A 5 foot 6 inch wide landscape strip with required landscape islands is shown on the east side of the site. The 5 foot wide landscape area will allow for a 2 foot vehicle overhang into the landscape area to reduce the parking stall length per Title 30 requirements.

Elevations

The plans show a 34 foot high concrete tilt up building with an aluminum storefront glazing system and painted metal canopies. Roll-up doors with associated loading zones are located on the east side of the building.

Floor Plans

The provided plans show an open floor plan for future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zone change archives the goals of the Master Plan by bringing employment and aviation related uses to the area. The applicant states the proposed use will not have a negative effect on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0668-08	Office/warehouse development - expired	Approved by BCC	August 2008
NZC-0108-08	Reclassified 1.8 acres from R-E to M-D zoning for an office warehouse development - expired	Approved by BCC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-E	Undeveloped
South	Neighborhood Commercial	R-E	Undeveloped
East	Public Use	P-F	Del Sol High School

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 zone change conforms to the planned land use designation from the Master Plan. Although the immediate vicinity is not currently developed, office/warehouse development is existing to the southwest of the site. Since the application is consistent with the Master Plan and the surrounding area, staff can support the zone change.

Waivers of Development Standards #1 & #2

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

Staff finds that the proposed request to reduce parking is a self-imposed hardship due to the size of the proposed building on the site. 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. The perimeter of the site meets landscaping requirements; however, not all of the parking area meets the landscape requirements. 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 run-off during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community and does not support these requests.

Design Review #1

Staff finds this request is in keeping with the Planned Land Use designation 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 run-off. 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 regarding the urban heat island and does not support

the waivers for parking lot landscaping and reduced parking. Therefore, staff cannot support the design review for the project.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth. The applicant provided extra landscape areas to allow more room on-site for stacking of vehicles, reducing potential conflicts in the right-of-way.

Design Review #2

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

Staff Recommendation

Approval of the zone change, waiver of development standards #3 and design review #2; denial of waivers of development standards #1 and #2, and design review #1.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 5 additional feet for McLeod Drive from APN 162-36-601-007;
- Vacate any unnecessary rights-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 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 #0434-2021 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: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014