



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 11, 2024

7:00pm

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for May 28, 2024. (For possible action)
- IV. Approval of the Agenda for June 11, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:**
HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action) **BCC 6/5/24**
2. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 6/18/24**
3. **UC-24-0186-NICOLA HACIENDA LP:**
USE PERMIT for a recycling center in conjunction with an existing industrial park on a portion of 4.47 acres in an IL (Industrial Light) Zone. Generally located on the south side of Hacienda Avenue, 600 feet west of Valley View Boulevard within Paradise. MN/mh/ng (For possible action) **PC 7/2/24**
4. **UC-24-0193-BOTACH PROPERTY, LLC:**
USE PERMIT for financial services on 0.68 acres in an IL (Industrial Light) Zone. Generally located on the north side of Hacienda Avenue and the east side of Procyon Street within Paradise. MN/tpd/ng (For possible action) **PC 7/2/24**
5. **UC-24-0195-RAYMOND MANAGEMENT CO, LLC:**
USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse on a portion of 7.36 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the southwest corner of Post Road and Dean Martin Drive within Paradise. MN/sd/ng (For possible action) **PC 7/2/24**

6. **WS-24-0179-ESPEJEL ARMANDO GALINDO ETAL & ROMERO-ALARCON MA ELEAZAAR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for accessory structures in conjunction with an existing single-family residence on 0.34 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Raymert Drive, 145 feet east of Sandhill Road within Paradise. TS/tpd/ng (For possible action)
PC 7/2/24
7. **WS-24-0201-CUNNINGHAM KEVIN THOMAS REVOCABLE LIVING TRUST & CUNNINGHAM KEVIN THOMAS TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence in conjunction with an existing single-family residence on 0.21 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Zicker Avenue, 100 feet east of Indian Run Falls Lane within Paradise. MN/mh/ng (For possible action)
PC 7/2/24
8. **ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)
BCC 7/3/24

VII. General Business (For possible action)

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

IX. Next Meeting Date: June 25, 2024.

X. Adjournment.

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



Paradise Town Advisory Board

May 28, 2024

MINUTES

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

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

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

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

Dane Detommaso; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of May 14, 2024 Minutes

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

Approval of Agenda for May 28, 2024

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

V. Informational Items (For Discussion only)

None

VI. Planning & Zoning

1. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**
USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 5/21/24**

No show. Return to the June 11, 2024 Paradise TAB meeting

2. **ET-24-400049 (ZC-22-0154)-KNG LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) vehicle (recreational vehicles and watercraft) sales; 2) vehicle (recreational vehicles and watercraft) repair; 3) vehicle (recreational vehicles and watercraft) wash; and 4) vehicle (recreational vehicles and watercraft) storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and 2) allow a fence where not permitted.
DESIGN REVIEW for a recreational vehicle and watercraft services center on 3.5 acres in a CG (Commercial General) Zone. Generally located on the southwest side of Boulder Highway, 900 feet east of Desert Inn Road within Paradise. TS/my/ng (For possible action) **BCC 6/18/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **WS-24-0172-SC 2006 LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate parking; 2) reduce and eliminate landscaping; and 3) residential adjacency standards.
DESIGN REVIEW for modifications to an existing multiple family residential development on 5.36 acres in an RM32 (Residential Multi-Family 32) Zone within the Maryland Parkway Overlay. Generally located on the north side of Viking Road, approximately 100 feet west of Spencer Street within Paradise. TS/hw/ng (For possible action) **BCC 6/18/24**

MOVED BY-Philipp

APPROVE- Waivers #1a, #2a, #3a Subject to IF approved staff conditions

APPROVE- Design Review Subject to IF approved staff conditions

DENY-Waivers #1b, #1c #2b

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 June 11, 2024
- IX. Adjournment
The meeting was adjourned at 7:20 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:

HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay.

Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-610-002; 162-29-710-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3930 & 3950 Las Vegas Boulevard South
- Site Acreage: 124.1
- Project Type: Amended comprehensive sign plan

Site Plan & Request

The property is the site of the Mandalay Bay Resort Hotel and the Mandalay Place Shopping Center. The Mandalay Place Shopping Center connects the Luxor Resort Hotel with the Mandalay Bay Resort Hotel. The existing resort hotel is located on the northwest corner of Russell Road and Las Vegas Boulevard South with additional frontage along Frank Sinatra Drive and Mandalay Bay Road. Access to the site is provided from all of these adjacent streets. A portion of the Mandalay Place Shopping Center crosses over Mandalay Bay Road. The airspace from 18.5 feet to 100 feet above Mandalay Bay Road was vacated to allow the building to cross over the right-of-way (VS-0387-11). The original request (DR-19-0906) was to amend the approved comprehensive sign plan for the resort hotel and shopping center which includes removing a total of 8 existing non-animated wall signs and replacing them with 2 animated (LED video units) signs. The approved plans featured proposed signs located on the east and west sides of the building, over the portion of the shopping center that crosses over Mandalay Bay Road. A condition of approval restricted full animation to be allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are

displayed for a minimum of 1 hour before transitioning to the next static image. This request is to waive that condition and remove the restriction.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0906:

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

- Full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image;
- The static image display interval is to be reviewed in 1 year;
- Signs shall be as high up on the building as possible to ensure that the signs do not present a background to the sightlines of vehicles in relation to traffic signals and signage, to be approved by Public Works;
- Provide photometric drawings showing the impact of the signage on the drivers with brightness, to be approved by Public Works;
- Install back plates on all east facing traffic signals on westbound Mandalay Bay Road and on all west facing traffic signals on eastbound Mandalay Bay Road, to be approved by Public Works.

Applicant’s Justification

The applicant indicates all conditions of approval from the original application have been satisfied and the signs have not resulted in any detrimental occurrences. The applicant adds that electronic displays are similar to other electronic displays along the Resort Corridor that do not have static image restrictions.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400106 (UC-20-0104)	Second application for review for a use permit to waive conditions for temporary outdoor events (tailgating)	Approved by BCC	September 2023
AR-21-400040 (UC-20-0104)	First application for review for a use permit to waive conditions for temporary outdoor events (tailgating)	Approved by BCC	May 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Monorail with waiver to not provide a franchise agreement concurrent with a special use permit for a monorail	Approved by BCC	April 2021
DR-20-0448	Amended a comprehensive sign plan for Mandalay Bay Resort Hotel with increased wall sign area	Approved by BCC	December 2020
DR-20-0272	Amended a comprehensive sign plan for Mandalay Bay Resort Hotel with increased wall sign area	Approved by BCC	August 2020
WC-20-400020 (VS-0387-11)	Waived condition requiring advertising visible from the public right-of-way and not be permitted within the vacated area	Approved by BCC	May 2020
DR-19-0906	Amended a comprehensive sign plan for the Mandalay Bay Resort Hotel with increased sign area and increased animated sign area	Approved by BCC	May 2020
UC-20-0104	Waived conditions for temporary outdoor events (tailgating)	Approved by ZA	April 2020
DR-20-0061	Amended a comprehensive sign plan for the Mandalay Bay Resort Hotel with increased overall animated sign area	Approved by BCC	April 2020
DR-18-0081	Extension of private monorail system consisting of fixed guideway structures and columns, a station/terminal, and associated accessory structures	Approved by BCC	March 2018
UC-0617-16	Extension of private monorail system consisting of fixed guideway structures, a station/terminal, and associated accessory structures	Approved by BCC	November 2017
UC-0273-16	Temporary outdoor events longer than 10 days with deviations to development standards	Approved by BCC	June 2016
UC-0041-16	Proposed parking garage in conjunction with a resort hotel, with increased height, reduced height setback, and deviations to development standards	Approved by BCC	April 2016
UC-0574-14 (WC-0023-16)	Waived a condition requiring landscaping for approved expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	April 2016
DR-0765-15	Amended comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	January 2016
UC-0574-14	Expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	August 2014
DR-0209-13	Comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	June 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0691-12	Secondhand sales (Four Seasons Hotel)	Approved by PC	January 2018
UC-0544-12	Pool area remodeled with exterior access point (Mandalay Bay)	Approved by PC	November 2012
VS-0387-11	Vacated airspace above Mandalay Bay Road	Approved by PC	October 2011
UC-0740-02	1,126 guestroom hotel tower with incidental hotel uses (The Hotel)	Approved by BCC	August 2002
WS-1301-01	Revisions to a retail center (Mandalay Place)	Approved by PC	November 2001
UC-2067-98	Freestanding signs (Mandalay Bay)	Approved by PC	January 1999
UC-1322-98	Timeshare hotel tower with accessory uses in conjunction with a resort hotel (Mandalay Bay)	Approved by PC	September 1998
UC-0697-98	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	June 1998
Agenda Item #68 June 16, 1998 BCC	Amended the dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	June 1998
Agenda Item #39 March 3, 1998 BCC	Dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	March 1998
UC-1546-97	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	October 1997
UC-0244-97	Resort hotel with accessory uses (Project Z)	Approved by BCC	April 1997
UC-1543-96	Resort hotel with accessory uses (Project Y)	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Luxor & Excalibur Resort Hotels
South	Business Employment & Public Use	PF	Undeveloped, Bali Hai Golf Club, Las Vegas Metro Police Substation, & Clark County Fire Station
East	Entertainment Mixed-Use	CR & PF	Motel, convenience store, retail uses, & undeveloped
West	Entertainment Mixed-Use	CR	I-15 & Allegiant Stadium

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The intent of the condition is to ensure that public health, safety, and welfare are not jeopardized by the distraction of the sign changing, and allowing the sign change once per hour limits the distractions. Changing the image interval from once per hour to every 30 seconds will significantly increase the images per hour, increasing distractions that may cause the potential for collisions. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

If approved:

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: November 8, 2023 – HELD – No Date – per the applicant.

APPLICANT: MANDALAY PLACE

CONTACT: GEORGE ROGERS, GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-40024 (UC-21-0434)-GILL EXPRESS, INC.:

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

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

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

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

RELATED INFORMATION:

APN:

161-17-801-008

USE PERMIT:

Allow a vehicle wash establishment per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 1.2
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 3,897
- Parking Required/Provided: 3/3

Site Plan

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

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

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

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

Landscaping

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

spaced 10 feet apart. This additional landscape buffer included trees for the majority of the landscape buffer except for when the landscape buffer encroaches into the Southern Nevada Water Authority (SNWA) easement (northeast corner of the parcel).

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

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

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

Elevations

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

Floor Plan

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

Signage

Signage is not a part of this request.

Previous Conditions of Approval

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

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0240-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 5, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 3 cards

PROTEST:

PLANNING COMMISSION ACTION: May 21, 2024 – HELD – To 06/18/24 – per the applicant.

APPLICANT: GILL EXPRESS, INC.

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

DRAFT

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0186-NICOLA HACIENDA LP:

USE PERMIT for a recycling center in conjunction with an existing industrial park on a portion of 4.47 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Hacienda Avenue, 600 feet west of Valley View Boulevard within Paradise. MN/mh/ng (For possible action)

RELATED INFORMATION:

APN:

162-30-701-013 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3925 W. Hacienda Avenue, Suite B-111
- Site Acreage: 4.47 (portion)
- Project Type: Recycling center
- Number of Stories: 1
- Square Feet: 1,260
- Parking Required/Provided: 106/196

Site Plans

The plans depict an existing industrial park with 2 warehouse buildings, with the subject suite being located in the west building. There are two-way drive aisles on the east sides of both buildings. The site is accessible from Hacienda Avenue to the north and Mesa Vista Avenue to the south, with parking available throughout the site.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict a warehouse building with a roll-up service bay door, a main entrance door for employees, and a door to the restroom.

Floor Plans

The plans depict a 1,260 square foot open layout floor plan with a restroom in the corner near the entrance. The front of the suite has a 12 foot wide service bay door and a walk-in door for employees.

Applicant's Justification

The applicant states that facility will be used for the storage of used cooking oil in airtight poly tanks until it can be picked up and recycled at a different location. The poly tanks are in a secondary containment berm as a precautionary measure. All recyclable materials will be stored inside the building. The business is not open to the public but remains operational every day of the week. The applicant is not proposing any new landscaping.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	IL	Industrial park
West	Business Employment	IL	Warehouse & towing service

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed recycling center is consistent with the surrounding industrial development and will have no adverse effects on other businesses on the property or other properties in the surrounding area. The proposed use also advances Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of established local business districts and the expansion of small businesses in the County. 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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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: BLUE WANCO
CONTACT: BLUE WANCO, LAS VEGAS, 3925 W. HACIENDA AVENUE, UNIT B-111,
LAS VEGAS, NV 89118**



Department of Comprehensive Planning Application Form

UC-24-0186

ASSESSOR PARCEL #(s): 162-30-701-013

PROPERTY ADDRESS/ CROSS STREETS: 3925 W. HACIENDA LN NV 89118 - VALLEY VIEW / HACIENDA

DETAILED SUMMARY PROJECT DESCRIPTION

WE WILL BE STORING SMALL AMOUNTS OF USED COOKING OIL AT FACILITY UNTIL IT IS PICKED UP FOR RECYCLING AT ANOTHER LOCATION. ALL OIL WILL BE STORED IN A CONTAINMENT BERM. FOR SAFETY.

PROPERTY OWNER INFORMATION

NAME: NICOLA HACIENDA LP.
 ADDRESS: 4000 W. ALI BABA LN. #C
 CITY: LAS VEGAS NV 89118 STATE: _____ ZIP CODE: _____
 TELEPHONE: 702-398-1800 CELL _____ EMAIL: SHOWERY@MDI GROUP.COM

APPLICANT INFORMATION (must match on file record)

NAME: DEMETRI BLUE WANLO - FILTA ENVIRONMENTAL KITCHEN SOLUTIONS
 ADDRESS: 2757 TOSVACH AVE
 CITY: HENDERSON STATE: NV ZIP CODE: 89044 REF CONTACT ID # 24-100347
 TELEPHONE: 702-290-8242 CELL 702-635-5588 EMAIL: BLUE.WANLO@60FILTA.COM

CORRESPONDENT INFORMATION (must match on file record)

NAME: DEMETRI BLUE WANLO - FILTA ENVIRONMENTAL KITCHEN SOLUTIONS
 ADDRESS: 3925 W. HACIENDA B-111
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # 24-100347
 TELEPHONE: 702-280-8242 CELL 702-635-5588 EMAIL: BLUE.WANLO@60FILTA.COM

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

Elizabeth Firer-Gillespie
 Property Owner (Signature)*

Elizabeth Firer-Gillespie
 Vice President
 Property Owner (Title)

April 2, 2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0186
 PC MEETING DATE 7-2-24
 BCC MEETING DATE _____
 TAB/CAL LOCATION Paradise

ACCEPTED BY MH
 DATE 4-30-24
 FEES \$1,000

DATE 6-11-24

Justification Letter

In this document you will find all requested information regarding the title 30 required for the application for land use at 3925 West Hacienda Ave unit B-111. We are requesting a special use permit for a recycling center in an IL zone(Section 30.03.07E). We are also currently applying for a liquid waste management facility with the Southern Nevada Health District. The facility will be storing small amounts of used cooking oil in airtight poly tanks until it can be picked up for recycling at a different location. The poly tanks also are in a secondary containment berm as a precautionary measure. All recyclable material will be stored inside as required. Our business is open 7 days a week and 24 hours per day. We are not open to the public. Included in this letter you will find the site plans, floor plans, elevations, and parking analysis. As far as the landscape plan is concerned, we are not doing any landscaping and the surrounding area is all industrial therefore there aren't any drawings for the landscaping plan.

APN-162-30-701-013
3925 W. Hacienda Ave.
Las Vegas NV 89118
Unit B-111

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0193-BOTACH PROPERTY, LLC:

USE PERMIT for financial services on 0.68 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Hacienda Avenue and the east side of Procyon Street within Paradise. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

162-29-204-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5270 Procyon Street
- Site Acreage: 0.68
- Project Type: Financial services
- Number of Stories: 1
- Building Height (feet): 25 (financial services)/35 (entire building)
- Square Feet: 1,693 (financial services)/13,093 (entire building)
- Parking Required/Provided: 16/17

Site Plan

The plan depicts an existing single story industrial building with ingress and egress via Procyon Street. The parking is separated into 2 lots, 1 to the north and 1 to the south. The building is split into 2 uses, an existing warehouse use (not a part) and a proposed financial services use. The warehouse is north of the proposed financial services use.

Landscaping

No new landscaping is proposed or required for this request.

Elevations

The plan depicts existing colors and materials that will not be changed with the proposed use. The east side of the building will remain white with stucco material. The south side of the building will remain brown with stucco material. The west side of the building will remain white, on the warehouse portion while the financial services portion will remain brown with stucco material. The north side of the building will remain white with stucco material.

Floor Plans

The plans depict an 13,093 single story industrial building. The existing warehouse use is 9,780 square feet with offices, a bathroom, and open floor space. There is a mezzanine with the warehouse portion that is 1,620 square feet. The financial services portion is 1,693 square feet with offices, a breakroom, bathrooms, and an open floor space.

Applicant's Justification

The request will be a low-traffic, low density use with no modifications to the existing height or landscaping. The business will maintain operating hours of Monday through Friday from 9:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 4:00 p.m., and closed Sunday. The applicant believes that the existing parking will suffice for the proposed financial service use.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0930-97	Street name change for an existing street (Procyon Street, Procyon Avenue, Procyon Road, et al.) to Procyon Street	Approved by PC	June 1997
DR-1743-95	Single story office/warehouse building	Approved by PC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	II	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed use is harmonious with the surrounding parcels. The proposed use aligns with Master Plan Policy 5.5.3, which encourages the retention and revitalization of established local business districts and the expansion of small businesses in unincorporated Clark County. Therefore, staff can support the use permit 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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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: DOLLAR LOAN CENTER, LLC

CONTACT: IN2IT ARCHITECTURE, 5135 S. DURANGO DRIVE, SUITE 103, LAS VEGAS, NV 89113



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-29-204-002

PROPERTY ADDRESS/ CROSS STREETS: 5270 PROCYON ST., LAS VEGAS 89118

DETAILED SUMMARY PROJECT DESCRIPTION

DLC (DOLLAR LOAN CENTER) ZONE RETAIL SPECIAL USE PERMIT

PROPERTY OWNER INFORMATION

NAME: IRIS BOTACH
 ADDRESS: 4775 WEST HARMON AVENUE, SUITE A
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89103
 TELEPHONE: _____ CELL 323.204.1293 EMAIL: iris@botach.com

APPLICANT INFORMATION (must match online record)

NAME: DOLLAR LOAN CENTER, LLC
 ADDRESS: 8860 W. SUNSET ROAD
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 725.293.5554 CELL _____ EMAIL: compliance@dontbebroke.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LARRY STAPLES - IN2IT ARCHITECTURE
 ADDRESS: 5135 S. DURANGO DR., SUITE 103
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: 702.852.2252 CELL _____ EMAIL: larry.staples@in2itarchitecture.com

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

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

see other form
 Property Owner (Signature)*

see other form
 Property Owner (Print)

see other form
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0193
 PC MEETING DATE 07/02/2024
 BCC MEETING DATE X
 TAB/CAC LOCATION Paradise

ACCEPTED BY DD
 DATE 05/01/2024
 FEES \$1000

DATE 06/11/2024



April 25, 2024

Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89106

Regarding: Justification Letter - Use Permit for 30.03.06 (G)
Use Permit for a proposed use of Financial Services retail location for
Dollar Loan Center to be part of Warehouse Use ("Application") to be
located at 5270 Procyon St., Las Vegas, Nevada 89118, APNs 162-29-204-
002

To whom it may concern,

We are representing the applicant, Dollar Loan Center, on this request. The applicant proposes a portion of an existing building on the Property for Retail use (Financial Services). The property is located in Clark County in the Enterprise township and is zoned Industrial Light (I-L) with land use Entertainment Mixed-Use (E-M). The proposed Retail usage as Financial Services is permitted in I-L but requires a Use Permit which this application is applying for.

The Property is approximately 0.68 acres (or approximately 29,621 square feet). The existing building is a single story with a total of approximately 13,000 square feet and is located at the southwest corner of the Procyon St. and Hacienda Ave. The main entry of the building proposed for the Retail use is 1,693 square feet. Please accept this application for Special Use Permit for this project.

The proposed project will maintain a low-traffic, low-density use on this property. There is no change in height/setback and landscape buffer for this application.

Dollar Loan Center's operating hours are Monday through Friday 9:00 AM to 6:00 PM, Saturday 9:00 AM to 4:00 PM, and closed on Sunday. The modification to allow Retail use does not change the existing access and efficiency of the site area.

The existing site and building remain as is and will be developed to comply, except where requested, with current Title 30 Development financial services I-L zoning districts:

1. The facility is approximately 10,000 square feet.
2. The facility is adjacent to collector streets, Hacienda Avenue.
3. The facility lot coverage is 38.37%.
4. The Front setback 30'-11", Side Street Setback 21'-4".
5. The Structure Height 35'-0".

In summary, we believe that the current existing parking configuration on site is adequate for the applicant use given the anticipated volume at the Retail location.

The applicant respectfully requests your consideration and approval of the application. Please do not hesitate to contact me at (702) 852-2252 or via email at larry.staples@in2itarchitecture.com if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Staples". The signature is stylized with a large, sweeping initial "L" and a long horizontal stroke at the end.

Larry Staples, AIA
President
IN2IT Architecture

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0195-RAYMOND MANAGEMENT CO, LLC:

USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse on a portion of 7.36 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the southwest corner of Post Road and Dean Martin Drive within Paradise. MN/sd/ng (For possible action)

RELATED INFORMATION:

APN:

162-32-410-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3135 W. Post Road
- Site Acreage: 7.4 (portion)
- Project Type: Retail sales
- Number of Stories: 1
- Square Feet: 1,840
- Parking Required/Provided: 255/255

Site Plan

The plan depicts a proposed retail store located in a suite of the western group of buildings of the existing office/warehouse complex. Drive aisles and parking spaces are located throughout the office/warehouse complex. Access is from Post Road, Dean Martin Drive, and Teco Avenue. The business will operate from 12:00 p.m. to 9:00 p.m. with 1 to 3 employees at any given time.

Landscaping

Existing landscaping will remain and no changes are proposed.

Elevations

Existing elevations of the office/warehouse complex include concrete tilt-up panels, aluminum and glass storefront windows on the front elevation, and overhead rolling steel doors on the rear elevation. The height of the subject suite extends up to 29 feet 6 inches.

Floor Plans

The plans depict an 1,840 square foot floor plan with lobby, office, restrooms and storage area.

Applicant's Justification

The applicant states the request will allow for retail sales as a primary use in an established Industrial Park (IP) zone.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0289-13	Recreational facility and retail sales in a separate suite	Approved by PC	July 2013
UC-0590-10	Photographic studio	Approved by PC	February 2011
DR-163-91	Constructed and maintained a 120,000 square foot office/warehouse complex	Approved by PC	October 1991
ZC-140-89	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	June 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-65 & AE-70)	Warehouse facilities
South	Business Employment	IL & IP (AE-65 & AE-70)	Undeveloped & warehouse
East	Business Employment	IL (AE-70)	Warehouse

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed application will provide a small business opportunity. The proposed retail use will not result in a substantial or undue adverse effect on adjacent properties or businesses when considering the limited size of the retail floor space and the hours of operation. There is

adequate parking available to accommodate a retail use at this location. Staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

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

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: ALLINWEBPRO.COM, LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-32-410-001

PROPERTY ADDRESS/ CROSS STREETS: 6345 DEAN MARTIN DRIVE, LAS VEGAS, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A RETAIL SALES USE IN AN IP ZONING DISTRICT LOCATED AT 3135 W. POST ROAD LAS VEGAS, NV 89118 IN THE CYPRESS CENTER BUSINESS PARK.

PROPERTY OWNER INFORMATION

NAME: RAYMOND MANAGEMENT CO LLC
 ADDRESS: 6355 DEAN MARTIN DRIVE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
 TELEPHONE: 702.250.1343 CELL: _____ EMAIL: J.Giglia@Premierbpl.com

APPLICANT INFORMATION

NAME: ALLINWEBPRO.COM LLC
 ADDRESS: 1108 AVELLINO LANE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
 TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: TAYLOR CONSULTING GROUP, INC.
 ADDRESS: 8414 W. FARM ROAD, #180-211
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89131 REF CONTACT ID # 169243
 TELEPHONE: 702-483-7045 CELL: _____ EMAIL: INFO@THETAYLORCONSULTINGGROUP.COM

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Frank Sator
 Property Owner (Signature)*

FRANK SATOR
 Property Owner (Print)

4/23/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0195
 PC MEETING DATE 7/2/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]
 DATE 5/1/24

DATE 6/11/24



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

April 9, 2024

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

RE: 162-32-410-001

To Whom It May Concern:

We are respectfully requesting a special use permit to allow for retail sales in an IP Zoning District. This use is harmonious and compatible with the area and will not have any impact on adjacent businesses.

The exterior façade, to include landscaping, will not change. The only changes will be tenant improvements to the interior space. Parking in the center is abundant, there is a total of 255 stalls where only 208 are required. We are required to have 5 and we need 4 maximum.

The hours of operation will be 12pm to 9pm; with 1-3 employees on-site at any given time.

We thank you in advance for your attention and consideration of our project.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0179-ESPEJEL ARMANDO GALINDO ETAL & ROMERO-ALARCON MA ELEAZAR:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for accessory structures in conjunction with an existing single-family residence on 0.34 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Raymert Drive, 145 feet east of Sandhill Road within Paradise. TS/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

161-18-512-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the interior side setback to 3 feet for an accessory structure where 5 feet is required per Section 30.02.06 (a 40% decrease).
2. Reduce the separation for an accessory structure from another accessory structure to 3 feet, 9 inches where 6 feet is required per Section 30.02.06 (a 38% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE- NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3835 Raymert Drive
- Site Acreage: 0.34
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 11 (Storage 1)/12 (Storage 2)
- Square Feet: 1,840 (residence)/512 (Storage 1)/512 (Storage 2)

Site Plans

The plans depict an existing 1,840 square foot residence with 2 accessory structures. The first structure (Storage 1) is located along the south property line, directly east of the second accessory structure (Storage 2). Access to the property is provided via a driveway off Raymert Drive. There is an existing pool on the property with a surrounding wall, with 6 feet of separation, on the west and south sides of the pool. Storage 1 and Storage 2 are 20 feet from this perimeter wall. Storage 2 is setback 5 feet from the west property line while Storage 1 is 3 feet

from the east property line. Both accessory structures are setback 5 feet from the south property line and are separated 3 feet, 9 inches from each other. Portions of the structures were built within a utility easement. The applicant has been directed to reach out to each utility to determine if the structures can remain.

Landscaping

No new landscaping is proposed or required with this request.

Elevations

The plans depict 2 existing accessory structures that will be constructed of wood panel siding and black shingle roofing. Storage 2 is 12 feet in height and Storage 1 is 11 feet in height. Both accessory structures are 32 feet long by 16 feet wide. The entrance to each structure is from the north side. The house has white stucco siding and a flat roof.

Applicant's Justification

The applicant has many belongings that do not fit in their home; therefore, they constructed two accessory structures to store the extra items. The first accessory structure was constructed five feet from their neighbor to the west. The second was constructed 3 feet from the east property line, the applicant owns the home to the east too. The 2 structures are set 3 feet 9 inches apart from each other. The reason for these measurements is because the applicant was not aware of specific setback and separation requirements. Also, the accessory structures are constructed of materials that are not similar to the primary structure. Storage 1 and Storage 2 are made of wood siding with a pitched shingle roof.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Neighborhood Commercial	CG & CP	Commercial complex
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential & undeveloped
East	Neighborhood Commercial	RS5.2	Single-family residential
West	Neighborhood Commercial	CP	Office

Clark County Public Response Office (CCPRO)

There is an active violation (CE24-07114) for this site regarding setbacks and separation for accessory structures.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Staff finds that the accessory structures are quite large and could impact the surrounding parcels. Furthermore, the structures extend above the perimeter wall by more than 2 feet and are visible from the neighboring parcels. They are not architecturally compatible with the primary dwelling and pose a visual impact to the surrounding neighbors. It is for these findings that staff cannot support this waiver of development standards request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MIRIAM HERNANDEZ

CONTACT: MIRIAM HERNANDEZ, 3835 RAYMERT DRIVE, LAS VEGAS, NV 89121

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0201-CUNNINGHAM KEVIN THOMAS REVOCABLE LIVING TRUST & CUNNINGHAM KEVIN THOMAS TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence in conjunction with an existing single-family residence on 0.21 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Zicker Avenue, 100 feet east of Indian Run Falls Lane within Paradise. MN/mh/ng (For possible action)

RELATED INFORMATION:

APN:

177-14-713-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase fence height to 7 feet where a maximum of 6 feet is permitted per Section 30.04.03B (a 17% increase).
2. Allow a non-decorative fence along a street where a fence or wall, if provided, must be decorative per Section 30.04.03B.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2140 Zicker Avenue
- Site Acreage: 0.21
- Project Type: Fence
- Fence Height (feet): 7

Site Plan

The plans depict an existing single-family residence with driveway access from Zicker Avenue and a swimming pool in the rear yard. There is an existing 6 foot high block wall along the side and rear property lines. A wooden fence has been installed along a 16 foot wide area of the northern portion of the east side property line, and along a 24 foot wide area on the eastern portion of the rear (north) property line. The fence is attached to the inside of the existing block wall. The applicant is also requesting to install the same fence along the rest of the north property line.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict a 7 foot high, non-decorative wooden fence that has been constructed along the inside of the block wall along portions of the east side and rear property lines. The wooden fence extends approximately 2 feet over the existing block wall, which is the fence portion visible from Wigwam Avenue and the neighbor to the east. The height is measured from the backyard, which is the high side of the finished grade.

Applicant's Justification

The applicant states that the existing block wall is approximately 5 feet high, but the previous owner installed elevated landscape planters in the rear yard that make it possible for the applicant's dog to escape over the wall. The applicant is requesting a waiver to allow the fence along the entire rear property line, as well as the portion of the east side property line where it is currently installed.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0064-06	Subdivision consisting of 9 single family residential and common lots for an approved planned unit development	Approved by PC	March 2006
VS-1582-05	Vacated and abandoned easements of interest to Clark County and a portion of right-of-way	Approved by PC	November 2005
VS-1053-05	Vacated and abandoned easements of interest to Clark County and portions of rights-of-way	Approved by PC	September 2005
VS-1052-05	Vacated and abandoned easements of interest to Clark County	Approved by PC	September 2005
WC-0130-05 (NZE-1863-03)	Waivers of conditions of a zone change	Approved by BCC	August 2005
WS-0074-05	Waiver for off-site improvements	Approved by PC	February 2005
TM-0033-05	75 single-family residential lots and common landscape elements	Approved by PC	February 2005
NZE-1863-03	Reclassified 35 acres from R-E to R-2 zoning for a single-family residential subdivision with a use permit for a planned unit development	Approved by BCC	May 2004
WS-1586-02	Waiver to permit an overlength cul-de-sac	Approved by PC	December 2002
TM-0445-02	Subdivision consisting of 9 single-family residential lots	Approved by PC	December 2002

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1522-02	Vacated and abandoned easements of interest to Clark County and a portion of right-of-way	Approved by PC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active case (CE24-08965) on the site for building a fence without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Staff finds that the 7 foot high wooden fence is incompatible with the neighborhood, as no other properties feature a similar fence or wall. The increased height and lack of decorative features may have adverse impacts on the neighboring properties, and significantly alter the appearance of the neighborhood perimeter and the streetscape along Wigwam Avenue. The applicant has not provided any mitigating measures to limit these negative impacts, and staff finds that alternative measures can be taken to secure the rear yard of the property without affecting adjacent properties or the surrounding area. Therefore, staff cannot support these 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:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

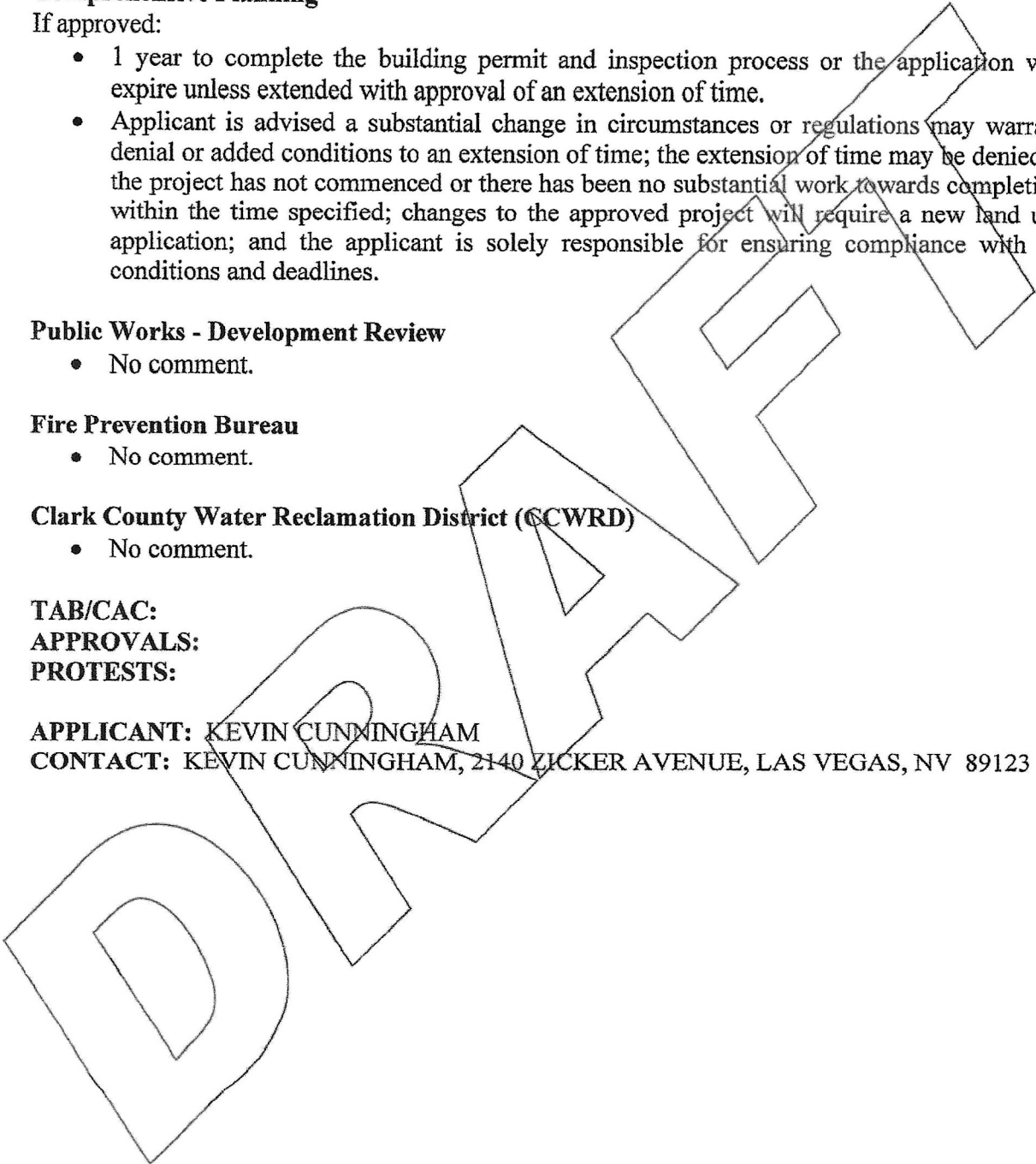
TAB/CAC:

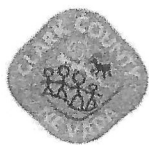
APPROVALS:

PROTESTS:

APPLICANT: KEVIN CUNNINGHAM

CONTACT: KEVIN CUNNINGHAM, 2140 ZICKER AVENUE, LAS VEGAS, NV 89123





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-14-713-002

PROPERTY ADDRESS/ CROSS STREETS: 2140 Zicker Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Obtain Waiver of Development standards to keep the wooden fence installed to keep my dog from jumping over the brick wall.

PROPERTY OWNER INFORMATION

NAME: Kevin Cunningham
 ADDRESS: 2140 Zicker Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL 585-704-9648 EMAIL: ktcunningham2000@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Kevin Cunningham
 ADDRESS: 2140 Zicker Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 585-704-9649 EMAIL: ktcunningham2000@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kevin Cunningham
 ADDRESS: 2140 Zicker Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 585-704-9649 EMAIL: _____

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

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

Kevin Cunningham
 Property Owner (Signature)*

Kevin Cunningham
 Property Owner (Print)

4/29/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0201
 PC MEETING DATE 7/2/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY JM
 DATE 5/2/24
 FEES 800.00

DATE 6/11/24

April 30, 2024
Justification Letter

To Whom It May Concern:

This letter is intended to justify the application for a Waiver of Development Standards.

My dog has learned to climb over the brick wall behind my house both to the street side as well as an adjacent neighbor wall. Although those brick walls are approximately 5' high, the previous owners installed a pool and corresponding landscaping such that there are elevated planters approximately 1 ½' high next to these walls. Thus, leaving less than a 4' barrier for my dog to climb over. The issue is further exacerbated in one section because the back wall drops down further due to the slope of the street behind me. This is the section that she can climb over currently. Therefore, when I first learned she could climb over the wall, I immediately locked her in the house until I urgently put up a wooden barrier to raise the wall height up in the exposed areas.

I subsequently learned this violated the HOA rules and, just recently, county regulations. I applied for a retroactive variance from the HOA and, after taking that through the standard process, was approved for the variance (HOA approval attached). I am seeking to rectify that violation with the county as well.

The 8'w x 6'h cedar wooden landscape fence panels are attached to the brick wall. Therefore, I have been informed that I need both a waiver for the height of the wall and, since it is wooden fencing, an architectural compatibility waiver. No landscaping changes have been made.

Additionally, the current fencing only covers one section of the back wall (24') which leaves a somewhat "unfinished look." Therefore, I am seeking the waiver for the entire backwall (84'). The HOA has approved the current installation (Option 1 in HOA proposal) and left open the option that I could apply again to extend the wooden fencing for the full length of the back wall (Option 2 in HOA proposal) should I choose to do so. This process included obtaining adjacent neighbors' consent. As part of the HOA approval, I must maintain the fence in good condition and stain annually.

Thank you for your consideration of this application.

Sincerely,

Kevin Cunningham
Owner

WIGWAM RANCH ESTATES
ARCHITECTURAL STANDARDS AND GUIDELINES

EXHIBIT D
WIGWAM RANCH ESTATES
HOME IMPROVEMENT APPLICATION

Name: Kevin Cunningham Home Phone: 585-704-9649
 Address: 2140 Zicker Work Phone: 585-704-9649
 E-Mail Address: clutterstuff@gmail.com
 Start Date: 3/1/2024 Finish Date: 4/1/2024

Project being submitted:

- | | | | |
|--|---|--------------------------------------|--|
| <input checked="" type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Walls | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Basketball Hoop |
| <input checked="" type="checkbox"/> Side | <input type="checkbox"/> Side | <input type="checkbox"/> Painting | <input type="checkbox"/> Air Conditioner |
| <input type="checkbox"/> Front | <input type="checkbox"/> Front | <input type="checkbox"/> Playhouse | <input type="checkbox"/> Fence (s) |
| <input checked="" type="checkbox"/> Back | <input type="checkbox"/> Rear | <input type="checkbox"/> Awnings | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Trees | <input type="checkbox"/> Retaining | <input type="checkbox"/> Deck | <input type="checkbox"/> Gutter |
| <input type="checkbox"/> Green House | <input type="checkbox"/> Relocation | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Lawn Only | <input type="checkbox"/> Extension | <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> Drains (if altering existing grade) | <input type="checkbox"/> Other _____ | | |

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS:

Are all existing improvements shown on plans? Yes 3/1/24
 Type of plants: _____
 Type of material used: Wood landscape panels
 Type of wood surfaces: Cedar
 Color scheme: Cedar
 Impacted neighbor statement attached? Yes

*Proposal 1 is accepted at this time. *
 - Due to the visibility from Wigwam, the finish on the out side of the panels have to be stained/sealed annually by Homeowner.*

Kevin Cunningham
Homeowners Signature

2/24/24
Date

APPROVED: Paul M. Pachin 3/1/24
 APPROVED: PNL Parent 3/1/24
 Proposal 1

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 and Section 30.60.050 is required.
2. Allow a surface parking lot without pedestrian walkways where required per Section 30.60.050.
3. Reduce throat depth to 21 feet on Highland Drive where 150 feet is required per Uniform Standard Drawing 222.1 (a 79.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: parking lot expansion in conjunction with an existing retail, office, and warehouse complex
- Parking Required/Provided: 284/661

Site Plans/Request

The approved plans depict an existing retail, office and warehouse complex with parking. The purpose of the previously proposed development was to re-design the existing parking area on the north side of the parcel and to expand the parking area onto a leased parcel under and north

of the Wilbur Clark Desert Inn Road elevated roadway. The existing parking area north of the existing building was re-designed to remove the prior industrial use railroad spur line which accessed the site. It also proposed re-striping 40 tandem parking spaces for future valet services at the building. A new driveway was shown centrally located to access the new parking lot (right-of-way properties) to the north, under the Wilbur Clark Desert Inn Road and the remainder of the parcel to the north. The parking areas located under the elevated roadway and to the north of the roadway will be provided access by a new 32 foot wide driveway entrance with 21 feet of throat depth to Highland Drive. Power lines were shown located along Highland Drive and bisected the parcel in an east/west direction to the north of Wilbur Clark Desert Inn Road. To the north of the proposed parking area, there is an existing 40 foot wide private drive shown that provided access to APN 162-08-805-002 and was separated by an existing fence and pavement, which was not to be used for access to the proposed parking lot.

Landscaping

The approved plans depict a parking lot landscaping reduction for the parking areas south of Wilbur Clark Desert Inn Road that was approved by UC-19-0381. The proposed parking areas under the Wilbur Clark Desert Inn Road and to the north were shown with rockscape islands and with an approximate 20 foot wide landscape area adjacent to Highland Drive.

In August 2021, revised plans were submitted showing non-organic landscaping along Highland Drive and in the parking lot area to show compliance with the condition of approval.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400092 (WS-20-0082):

Current Planning

- Until May 6, 2024 to commence and review.
- 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.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions for WS-20-0082:

Current Planning

- Provide metal/weather-resistant representation of plants spaced 1 per 30 feet along Highland Drive (3 north of the Highland Drive entrance and 5 south of the Highland

Drive entrance) and within the proposed parking areas, along with boulder accents within the new parking lot islands within 2 years;

- Provide low level solar lighting along Highland Drive and the new parking lot islands within 2 years;
- 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

- Coordinate with Public Works – Development Review on the traffic study and compliance;
- 2 year review to determine if circulation and ingress/egress have conflicts with the reduction in throat depth;
- Nevada Department of Transportation approval.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Applicant’s Justification

The applicant states that the plans have been filed for permits but not yet approved. The applicant changed architects and engineers and there was some confusion regarding permits. A meeting with Public Works was held and a schedule for completion of permit comments was determined. It is anticipated the permit will be issued within the next month.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0438	Cannabis establishment (consumption lounge) with waivers for reduced separation and reduced parking	Approved by BCC	September 2023
ET-22-400092 (WS-20-0082)	First extension of time for a parking lot expansion in conjunction with an existing cannabis establishment	Approved by BCC	September 2022
UC-21-0126	Daycare within an existing retail, office, and warehouse complex - Withdrawn without prejudice	Withdrawn at PC	July 2021
UC-20-0346	On-premises consumption of alcohol (supper club) in conjunction with an existing retail, office, and warehouse complex	Approved by PC	October 2020
WS-20-0083	Increased freestanding sign area and animated sign area for an existing cannabis establishment and retail, office, and warehouse complex	Approved by BCC	May 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0082	Eliminated parking lot landscaping; allowed an alternative parking lot design standard; and reduced throat depth in conjunction with an existing cannabis establishment and retail, office, and warehouse complex	Approved by BCC	May 2020
UC-19-0380	Cannabis establishment (production) in conjunction with an existing office/warehouse complex consisting of 2 buildings with dispensary and retail marijuana store	Approved by BCC	July 2019
WS-18-0850	Signage for cannabis establishment (dispensary) roof signs and electronic graffiti wall	Approved by BCC	December 2018
ADR-18-900699	Operation of a water feature in conjunction with an approved dispensary and retail cannabis facility	Approved by ZA	October 2018
UC-18-0703	Increased wall sign area, allowed a cannabis dispensary as the only business advertising on a freestanding sign, roof signs where not permitted, electronic or animated sign where not permitted, and a retail cannabis facility (roof sign and electronic graffiti wall were withdrawn)	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned right-of-way (portion of Desert Inn Road)	Approved by BCC	September 2018
UC-18-0122	Cannabis establishment (dispensary) in conjunction with an approved retail cannabis store; and design review for modifications to an existing office/warehouse complex consisting of 2 buildings	Approved by BCC	April 2018
UC-17-1076	Cannabis establishment (retail store) with a waiver to reduce parking and modified an existing office/warehouse complex	Approved by BCC	February 2018
UC-0722-06	Sales center in conjunction with an approved mixed-use development, and waivers for reduced parking and sign requirements - expired	Approved by BCC	July 2006
UC-1899-05	Mixed-use high-rise condominium development with setback waiver and waiver of conditions for noise level reductions - expired	Approved by BCC	February 2006
NZC-1697-04	Reclassified the property from M-1 to H-1 zoning for a mixed-use high-rise development - expired	Approved by BCC	February 2005
UC-0206-03	Secondhand sales retail facility with waivers to reduce parking - expired	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL	Industrial complex
East	Corridor Mixed-Use & Business Employment	IL	Industrial complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

In August 2023, a new Title 30 was adopted and effective January 2024. Staff can support another extension of time request for this project. However, staff may not be able to support any future extension of time request, as all projects are expected to comply with the new Title 30 regulations. Finally, staff also recommends a review period to ensure the prior condition for xeriscaping and lighting are complied with and to review any conflicts resulting from the reduction in throat depth.

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:

Comprehensive Planning

- Until May 6, 2026 to commence and review.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no

substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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: GABRIEL SAIA

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-08-805-009, 162-08-899-034, 036, 038, 162--17-502-002

PROPERTY ADDRESS/ CROSS STREETS: N. side of Desert Inn, east side of Highland

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for a parking lot for Planet 13

PROPERTY OWNER INFORMATION

NAME: Nevada Department of Transportation (NDOT) ROW Division
ADDRESS: 1263 Stewart St.
CITY: Carson City STATE: NV ZIP CODE: 89712
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Saia Family Trust Gabriel Saia, Trustee
ADDRESS: 2120 E. 6th St Suite 16
CITY: Tempe STATE: AZ ZIP CODE: 85288 REF CONTACT ID # 273352
TELEPHONE: 480-804-1076 CELL 480-220-2030 EMAIL: Gabe@eIRES.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting Inc.
ADDRESS: 1930 Village Center Circle Bldg 3-577
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
TELEPHONE: _____ CELL _____ EMAIL: stewplan@gmail.com

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

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

[Signature]
Property Owner (Signature)*

Gabriel Saia
Property Owner (Print)

4-24-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400056

ACCEPTED BY Tyler (tpd)

PC MEETING DATE _____

DATE 5/7/24

BCC MEETING DATE 7/03/24

FEES \$1,100.00

TAB/CAC LOCATION Paradise
Winchester

DATE 6/11/24
6/11/24



JL

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

April 30, 2024

PLANNER
COPY

Current Planning, Comprehensive Planning
500 Gran Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Planet 13 Dispensary Parking lot, 162-08-805-009 & 502-002; 162-08-899-034pt, 036, & 038
Extension of Time WS-20-0082

Dear Sir or Madam:

Please accept this letter as our request for an extension of time for a design review and waiver for additional parking lot below the Desert Inn super arterial overpass. In 2018 when the retail facilities and the production facility was relocated, 280 parking spaces were required, and 225 parking spaces were provided. A waiver for a parking waiver was approved. This application revised the parking at the north end of the site by creating a drive thru to the NDOT property and creating tandem valet parking at the north end of the building. Valet parking will be provided during the business hours. The parking now is provided at 661 spaces provided and 284 spaces provided, more than twice the required parking. The building is being built in phases, ultimately, the additional uses will require the parking lot. They would like to build it in advance of the need for the spaces.

A long-term lease was negotiated with the Nevada Department of Transportation (NDOT) to provide additional parking under the overpass. This is an efficient use of land that is just sitting vacant, while providing additional spaces for the center. With the additional parking spaces, 661 spaces are provided, where 284 spaces are required. In addition, this allows for a driveway on Highland Drive, providing relief for some of the traffic along Desert Inn.

Waivers approved:

- 1- A waiver to landscaping since plants will not grow under the overpass, nor in the shadow of the overpass. The parking lot will not be seen by the street and serves no aesthetic purpose nor relieving a hot spot since the area will be shaded. In addition, there is an overhead power line which restricts the planting below it. Water is not available behind the Planet 13 complex, so it is not available to extend to the lot north of the site.

8

2- A waiver to allow throat depth of 31 feet where throat depth for parking lots >201 cars is 150 feet

There are two exits (one on Desert Inn) so the throat depth is 75 feet for each driveway. The design of the parking lot is based on the impacts of the overpass. There are big steel poles on Highland for NV Energy, there are structural columns for the overpass, and utility boxes, all impact the design of the parking lot.

Addition of the parking lot is behind the building and will mostly be accessed from Desert Inn. We anticipate most of the traffic for this driveway will be exiting and the reduced throat depth will have minimal impact on the traffic.

The plans have been filed for permits but not yet approved. The applicant changed architects and engineers and there was some confusion regarding permits. A meeting with public works was held and a schedule for completion of permit comments was determined. It is anticipated the permit will be issued within the next month.

We believe this to be an excellent addition to the existing facility and respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart

**PLANNER
COPY**

8