



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 12, 2022

7:00pm

AGENDA

Note:

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

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

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

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

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

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

- III. Approval of Minutes for June 28, 2022. (For possible action)
- IV. Approval of the Agenda for July 12, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **UC-22-0337-GATEWAY BUSINESS CENTER, LLC:**
USE PERMIT to allow a health club within an office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Design Manufacturing) (AE-70) (AE-65) Zone. Generally located on the east side of Pecos Road, approximately 400 feet north of Sunset Road within Paradise. JG/nr/syp (For possible action) PC 8/2/22
- 2. **UC-22-0346-CHINA TOWN RETAIL, LLC:**
USE PERMITS for the following: 1) retail sales; and 2) restaurant within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone within the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/sd/syp (For possible action) PC 8/2/22
- 3. **UC-22-0356-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate parking lot landscaping.
DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/jor/tk (For possible action) PC 8/2/22
- 4. **UC-22-0360-BRE/HC LAS VEGAS PPTY HOLDING:**
USE PERMIT for vehicle rental in conjunction with a commercial building on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. JG/md/tk (For possible action) PC 8/2/22
- 5. **VS-22-0348-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Nevso Drive and Harmon Avenue within Paradise (description on file). MN/nr/jo (For possible action) PC 8/2/22

- 6 **WS-22-0347-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.
DESIGN REVIEW for an office/warehouse on 2.5 acres in an M-1 (light Manufacturing) Zone. Generally located 319 feet east of Cameron Street and 630 feet south of Nevso Drive within Paradise. MN/nr/jo (For possible action) **PC 8/2/22**
- 7 **WS-22-0340-MOSHTAGHI SHAHROKH:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/jvm/syp (For possible action) **PC 8/2/22**
- 8 **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 8/3/22**
- 9 **ET-22-400078 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
USE PERMIT SECOND EXTENSION OF TIME for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) reduce height setback; 4) reduce parking; and 5) alternative driveway geometrics and design.
DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action) **BCC 8/3/22**
- 10 **UC-22-0350-PALM MORTUARY, INC.:**
USE PERMITS for the following: 1) event center; and 2) maintenance facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) event center; and 2) maintenance facility on 71.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. JG/bb/tk (For possible action)

- 11 **UC-22-0353-RUSSELL & ROGERS, LLC:**
USE PERMITS for the following: 1) retail; 2) restaurant; 3) on-premises consumption of alcohol (tavern); and 4) outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow outside dining and drinking in conjunction with a tavern; 2) increased retaining wall height; 3) reduced driveway throat depth; and 4) reduced driveway approach distance.
DESIGN REVIEWS for the following: 1) retail building; 2) restaurant building with drive-thru; 3) tavern building with outside dining and drinking; 4) alternative parking lot landscaping; and 5) finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/gc/tk (For possible action)
BCC 8/3/22
- 12 **VS-22-0354-RUSSELL & ROGERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Rogers Street and Arville Street within Paradise (description on file). MN/gc/tk (For possible action)
BCC 8/3/22
- 13 **WS-22-0359-ANTHONY PAGLIA INJURY LAWYER LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking space dimensions; and 2) eliminate the required sidewalk to separate buildings from pavement for parking aisles or spaces.
DESIGN REVIEWS for the following: 1) office building; 2) modifications to an existing parking lot; 3) permit an existing freestanding sign; 4) permit existing roof signs; 5) increase the number of existing wall signs; 6) permit an existing animated sign (video unit); and 7) comprehensive sign plan in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. JG/md/tk (For possible action)
BCC 8/3/22
- 14 **ZC-22-0362-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify approximately 34.0 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone to a P-F (Public Facility) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise (description on file). JG/sd/ja (For possible action)
BCC 8/3/22

VII. General Business (For possible action)

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

IX. Next Meeting Date: July 26, 2022.

X. Adjournment.

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



Paradise Town Advisory Board

June 28, 2022

MINUTES

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

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

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

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

Mark Donohue; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of June 14, 2022 Minutes

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

Approval of Agenda for June 28, 2022

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-22-0328-SHF INTERNATIONAL, LLC:**
USE PERMITS for the following: 1) allow an accessory structure to exceed one half the footprint of the principal dwelling; and 2) increase the area of an accessory apartment in conjunction with a proposed single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Tobias Lane and the east side of Pecos Road within Paradise. JG/bb/syp (For possible action) **PC 7/19/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

2. **WS-22-0186-SOBB INDUSTRIAL LLC:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) on-site loading (no longer needed); and 4) driveway geometrics.
DESIGN REVIEW for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action) **PC 7/19/22**

MOVED BY-Philipp
APPROVE-Subject to IF approved staff conditions
Applicant withdrew Waivers 3a, 3b, 4b without prejudice
VOTE: 4-0 Unanimous

3. **AR-22-400076 (UC-20-0087)-5000 BOULDER HWY, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/tk (For possible action) **BCC 7/20/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
ADDED Condition

- 6 month review as a public hearing with a date of February 14, 2023

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 12, 2022
- IX. Adjournment
The meeting was adjourned at 7:30 p.m.

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

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

08/02/22 PC AGENDA SHEET

HEALTH CLUB
(TITLE 30)

PECOS RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0337-GATEWAY BUSINESS CENTER, LLC:

USE PERMIT to allow a health club within an office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Design Manufacturing) (AE-70) (AE-65) Zone.

Generally located on the east side of Pecos Road, approximately 400 feet north of Sunset Road within Paradise. JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:

161-31-410-021 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6360 Pecos Road, Suite 11
- Site Acreage: 2.9 (portion)
- Project Type: Health club
- Number of Stories: 1
- Square Feet: 3,636
- Parking Required/Provided: 1,315/1,435

Site Plan

The plan shows an existing office/warehouse building perpendicular to Pecos Road. Parking for the site is located on the north and east sides of the building with an entrance and alleyway from Pecos Road on the south side of the building. The site is part of an overall complex to the north, south, and east sides of the subject building. The main entrance to the site is from Pecos Road.

Landscaping

Existing landscaping is located along the street frontages as well as throughout the interior of the site.

Elevations

The existing building is 1 story with a flat roof behind parapet walls. The walls are painted neutral color with turquoise accents.

Floor Plans

The plans show a 14 suite office/warehouse building. The proposed leased area is 3,636 square feet with 7 private studios, restrooms, storage, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed health club's goal is to provide customers with the "home gym" feel by providing individual studios to use by appointment only. The overall office/warehouse complex has ample parking to accommodate the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0116	Major Training Facility	Approved by PC	April 2022
UC-0015-14	Banquet facility	Approved by PC	March 2014
UC-0588-10	Health Club	Approved by PC	February 2011
UC-0898-01	Office and retail use as a primary use (this was for the 20 acre master parcel that included the subject parcel)	Approved by PC	August 2001
VC-2235-97	Reduced parking for an office warehouse complex	Approved by PC	January 1988
ZC-0972-95	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	July 1995

There have been several additional applications approved on this site for retail and special uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business/Employment	M-D	Commercial & industrial uses
West	Business Employment	C-2 & M-D	Convenience store & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The health club will not result in undue adverse effects on the adjacent property, character of neighborhood, or traffic conditions, and there is adequate parking to support the proposed use. The health club will be in harmony with the purpose, goals, and standards of Title 30; therefore, staff can support the request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contours 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:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- 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: DISTANT FITNESS

CONTACT: ROBERT MESSIANA, JAWA STUDIO LTD., 107 E. CHARLESTON BOULEVARD, SUITE 250, LAS VEGAS, NV 89104

APR 22-100582



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0337</u> DATE FILED: <u>6/01/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/12/22</u> PC MEETING DATE: <u>8/02/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Gateway Business Center LLC</u> ADDRESS: <u>6280 S Valley View Blvd, Suite 106</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u> TELEPHONE: <u>702-320-4400</u> CELL: _____ E-MAIL: <u>jay@hellercompanies.com</u>
	APPLICANT NAME: <u>Nicole Manglicmot</u> ADDRESS: <u>416 E Broadway, APT 429</u> CITY: <u>Glendale</u> STATE: <u>CA</u> ZIP: <u>91205</u> TELEPHONE: _____ CELL: <u>7029854376</u> E-MAIL: <u>nicole@distantfitnesslv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Robert Messina</u> ADDRESS: <u>107 E Charleston Blvd, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-598-1723</u> CELL: <u>702-592-0281</u> E-MAIL: <u>robert@jawastudio.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-31-410-021

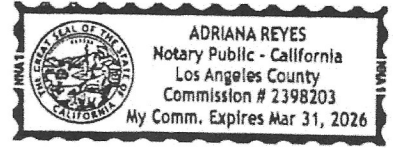
PROPERTY ADDRESS and/or CROSS STREETS: 6360 S Pecos Rd., Suite 11 Las Vegas, NV 89120

PROJECT DESCRIPTION: Distant Fitness is a fitness center consisting of 6 studios. Each studio is fully equipped with a custom rig, cardio equipment, and accessories. Customers will be able to reserve each studio on a per hour basis. Each studio may occupied with up to 5 people. Each studio will be cleaned and organized after each session. We're providing customers with a "home gym" experience.

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

[Signature]
Property Owner (Signature)*
Timothy York
Property Owner (Print)

STATE OF California
COUNTY OF Los Angeles
SUBSCRIBED AND SWORN BEFORE ME ON April 08, 2022 (DATE)
By Timothy York
NOTARY PUBLIC: Adriana Reyes



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



architecture • interior design

107 e charleston blvd suite 250 las vegas nv 89104
702.598.1723 • mail@jawastudio.com

May 23, 2022

Clark County
Comprehensive Planning Department
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: Distant Fitness Use Application (APN 161-31-410-021)

**PLANNER
COPY**
UC-22-0337

Dear Sir or Madam,

We respectfully request planning department approval for a use permit for the above referenced health club project. The proposed project, Distant Fitness is a +/- 3636 SF fitness center aimed to give customers a "home gym" experience. Unlike traditional "big box" gyms with communal areas, Distant Fitness consists of 6 private studios. Each studio is fully equipped with a custom rig, cardio equipment, and accessories. Customers will need to reserve a studio on a per hour basis (no walk-ins) and can only occupy each studio with up to 5 people.

The building the fitness center is in, is part of a shopping center with parking per UC-0898-1. The proposed use would require 15 parking spaces at 4 spaces / 1,000 SF. The shopping center provides 1492 spaces where 1315 spaces are required.

The proposed use is compatible with adjacent uses in terms of design and operating characteristics and will not adversely affect the value of other properties in the area. The proposed uses will not have a negative impact on public safety, transportation, or utility services for any adjacent development. If approved, this project will be an asset to the neighborhood.

Should you have any questions or require additional information, please feel free to contact our office. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Messina", written over a horizontal line.

Robert Messina

RETAIL/RESTAURANT USES
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0346-CHINA TOWN RETAIL, LLC:

USE PERMITS for the following: 1) retail sales; and 2) restaurant within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone within the Asian Design Overlay District.

Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-511-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3910 Spring Mountain Road
- Site Acreage: 2.8 (portion)
- Project Type: Retail and restaurant uses
- Number of Stories: 1
- Building Height (feet): 19.5
- Square Feet: 3,600
- Parking Required/Provided: 152/166

Site Plans

The plans show an existing shopping center consisting of a total of 4 buildings. One building is located on the north side of the site (3910 Spring Mountain Road), 1 building is located on the east side of the parcel, and 2 buildings are located on the southwest corner of the site. The applicant is requesting a use permit to allow for retail sales at 3910 Spring Mountain Road for a portion of the building. The proposed uses are a Kasi Market and Toy Store and a take-out Japanese restaurant with evening hours.

The remaining portions of the shopping center have already been converted to retail, restaurant, bakery, and massage uses by previous land use applications. The shopping center requires a minimum of 152 parking spaces where 166 spaces are provided. Access to the site is granted via existing commercial driveways located along Spring Mountain Road.

Landscaping

No changes are proposed or required for the existing landscaping.

Elevations

The plans show existing 1 story, 19.5 foot high commercial buildings with flat metal roofs. There are no changes to the existing heights of the parapet walls. The existing roll-up doors will be replaced by new walls that will be finished with stucco. No alterations to the existing building are being proposed.

Floor Plans

The plans depict a new market and toy store to be used for retail uses with shelves and other retail displays, including refrigerator, storage, restrooms, office, kitchen for takeout, and utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this application will allow for a new retail market, toy store, and take-out food. In addition to a produce sales area in Kasai Market, there will be a commercial kitchen space for takeout only. The applicant also states that the proposed uses will enhance the look of the overall shopping center and help promote economic and retail services to the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0416	Supper club.	Approved by PC	July 2019
UC-18-0383	Retail and restaurant use for Buildings A and B with a design review for exterior and interior remodel	Approved by PC	July 2018
UC-1050-17	Massage establishment, retail uses and exterior and interior remodel a portion of the existing center	Approved by BCC	January 2018
UC-0241-17	Retail uses, food processing (bakery), interior and exterior remodel of existing shopping center	Approved by PC	May 2017
ZC-1276-06	Reclassified the subject parcel to H-1 zoning	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	M-1	Outside storage yard
South	Entertainment Mixed-Use	M-1	The center at Spring Mountain (shopping center) & office/warehouse uses

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	M-1	Tire sales & installation, & office/warehouse uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed retail and restaurant uses are within the range and intensity of uses permitted in the H-1 zone. Adequate parking is provided on site. Retail and restaurant use already exist within a portion of the shopping center without any issues. The proposed uses are consistent and compatible with the existing uses along Spring Mountain Road. The approval of this request will promote economic viability, employment opportunities with development that is compatible with adjacent land uses, and is well integrated with appropriate circulation systems, services, and facilities. The proposed uses are consistent and compatible with the area and other uses along Spring Mountain Road; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GLOBAL MANAGEMENT & CONSTRUCTION CORP.

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

DRAFT

DAYCARE
(TITLE 30)

SUNSET RD/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0356-BERMUDA ROAD PROPERTIES, LLC:

USE PERMIT to allow a daycare facility.

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

DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/jor/tk (For possible action)

RELATED INFORMATION:

APN:

177-03-114-005 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking spaces to 316 parking spaces where 349 parking spaces are required per Table 30.60-1 (a 10% decrease).
2. Eliminate the landscape finger islands within the 76 restriped parking spaces where landscape finger islands are required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6590 Bermuda Road
- Project Type: Proposed daycare facility
- Number of Stories: 3
- Square Feet: 172,926 (existing office/warehouse building with previously approved place of worship, café area, and office areas)/9,976 (proposed daycare facility with ancillary areas)
- Parking Required/Provided: 349/316 (UC-0613-17 was previously approved for a parking reduction to 273 parking spaces where 311 spaces were required).

History & Site Plan

The site plan depicts an existing office/warehouse complex located east of Bermuda Road, 365 feet south of Sunset Road. The applicant is proposing a new daycare facility within the northernmost office warehouse building only. Access to the site is via commercial driveways along Bermuda Road and Pilot Road. Cross-access is provided throughout the site and parking is also shared throughout the complex. Aside from the existing office/warehouse use on the eastern portion of the building, the current uses within the western portion building also include a convention and training facility with lodging approved via UC-0523-11, and a place of worship approved via UC-0613-17.

Today the applicant is requesting to convert a portion of the internal parking garage (centrally located in the building on the ground level) into a daycare facility with ancillary areas such as new employee offices, a new play yard, new kitchen area, and an employee breakroom for the daycare. In addition, the applicant is restriping 76 parking spaces on the southeast corner of the parcel adjacent to existing parking spaces in the complex.

This application includes a waiver to reduce parking to 316 parking spaces where 349 parking spaces are required per Title 30 for all existing and proposed uses within the building. A waiver for reduced parking was approved via UC-0613-17 to 273 parking spaces where 311 parking spaces are required when the place of worship and convention and training facility with lodging was proposed.

The second waiver is required to eliminate parking lot landscaping within the restriped 76 parking spaces. Lastly a design review is included for the entire proposed project.

Landscaping

The site currently includes landscaping around the perimeter of the site, adjacent to the existing office/warehouse buildings, adjacent to the existing Union Pacific Railroad (UPRR) to the north, and there are some landscape finger islands within some of the parking areas. The applicant is proposing to restripe 76 parking spaces within the subject parcel, on the southeast corner of the office/warehouse building. The applicant is requesting to restripe the parking spaces only and not include the required landscape finger islands spaced every 6 parking spaces as required per Figure 30.64-14.

Elevations

There are no proposed exterior changes to the south, west, and east facing elevations of the existing building. The proposed daycare facility will include a proposed outdoor play yard on the north facing elevation of the building. The applicant is proposing to install a 6 foot high CMU block wall to enclose the 3,000 square foot outdoor play yard. No additional exterior changes are proposed with this application.

Floor Plans

The floor plans show that there is an existing indoor garage on the ground level and centrally located within the building. The applicant is proposing to convert the northern portion of the indoor garage to accommodate the proposed daycare. Patrons have the option of entering the centrally located parking garage and park inside the garage and utilize the designated walkway

which leads to the entrance of the daycare, or parents can park outside and walk through the parking garage to reach the entrance of the daycare. The floor plans show that the daycare is located on the first floor only, and consists of 5 proposed classrooms with restrooms, breakroom, kitchen area, staff restrooms, storage areas, offices, open clerical area, and a reception area. The play yard has an overall area of 3,000 square feet, the daycare area is 4,810 square feet, and the office area for the daycare is 2,166 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the anticipated hours of operation for the daycare are weekdays between 8:00 a.m. to 6:00 p.m. The daycare will not operate on weekends. The area proposed for the daycare currently consists of parking spaces and is on the north end of the parking garage. The play yard is proposed to be located where the existing single row of parking exists. The plans further depict the play yard will be enclosed with a 6 foot high split face concrete screen block wall that will match the existing wall on either side. With the enclosed play yard there will still be the existing one-way drive aisle, fire lane, and landscape planter (depicted as Keynote 8 on the site plan). Finally, the new office area is less than 10% of the existing and/or approved office area (cumulative amount of office space); therefore, is considered ancillary without triggering a special use permit for office as a principal use.

The first waiver request is to reduce parking to 316 parking spaces where 349 spaces are required. The reduction represents a 9.5% reduction. Through action of UC-0613-17, the site with all existing uses currently operates with a 12.2% reduction with no complaints or impacts to the immediate area. The Department of Comprehensive Planning has verified that no complaints have been logged with the Clark County Public Response Office (CCPRO).

The second waiver request is for parking lot landscaping. The current site has, based on when it was developed and its functions, 4 parking lot trees. The existing warehouse/distribution function requires larger, commercial vehicles, that may conflict with parking lot curbing and trees. The applicant is proposing to restripe portions of the parking lot in the southeast part of the site. The proposed spaces are completely internal to the site and represent a minor amount of the overall parking provided. Having to provide parking lot landscaping for existing paved areas that are being restriped would not further any goals or policies of the Master Plan or Title 30 since the site is not being redeveloped. Due to the asymmetry of the site, there is no practical reason or function of providing parking lot landscaping for a restriping of existing paved areas.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400120 (UC-0613-17)	First application for review for a place of worship in conjunction with a major training facility	Approved by BCC	November 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0613-17	Place of worship in conjunction with a major training and convention facility and dormitory with a waiver to reduce parking, and waived conditions of a use permit (UC-0523-11) requiring the property not be used as a place of worship	Approved by BCC	September 2017
UC-0625-15	On-premises consumption of alcohol in conjunction with an existing major training facility, convention facility, and dormitory	Approved by BCC	November 2015
UC-0523-11 (ET-0003-15)	Second extension of time to complete a major training facility, convention facility, and dormitory with a design review	Approved by BCC	March 2015
UC-0523-11 (ET-0001-14)	First extension of time to complete a major training facility, convention facility, and dormitory with a design review	Approved by BCC	February 2014
UC-0523-11	Major training facility, convention facility, and dormitory with a design review	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & M-1 (AE-65)	UPRR & Konami Gaming Center
South & West	Business Employment	M-D & M-1 (AE-65)	Office/Warehouse complexes
East	Business Employment	M-1 (AE-65)	Office/Warehouse complexes

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds that the proposed daycare is a convenient location for parents who require a daycare facility and are employed within the nearby offices, warehouse/distribution complexes, and other commercial establishments within the immediate area. The existing uses on-site (place of worship, convention and training facility with lodging), have not negatively impacted the site and have no reported problems to Clark County; therefore, the addition of a daycare should also

not impose any negative ramifications. Access to the daycare is also ideal for employees and parents since the proposed daycare is adjacent to an arterial street (Bermuda Road). Lastly, the proposed daycare will only operate on the weekdays with normal business hours 8:00 a.m. to 6:00 p.m. Staff does not object to this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting to reduce the parking spaces to 316 parking spaces where 349 parking spaces are required per Table 30.60-1 (a 10% decrease). Staff finds that UC-0613-17 was previously approved for a parking reduction to 273 parking spaces where 311 spaces were required when the place of worship and convention and training facility with lodging was proposed. With the addition of the daycare, the applicant states that a total of 349 parking spaces are now required. Staff finds that since the submitted plans show 270 exterior parking spaces, 20 parking spaces within the interior parking garage, 2 shuttle bus parking areas, and 24 additional exterior surface parking spaces, the site provides 316 parking spaces. The complex has ample parking for the proposed daycare and the existing uses throughout the site; therefore, staff supports this request.

Waiver of Development Standards #2

The applicant is requesting to eliminate the landscape finger islands within the 76 restriped parking spaces where landscape finger islands are required per Figure 30.64-14. Although staff typically does not support waivers to landscaping, staff does not object to eliminating the landscape finger islands since the parking spaces are internal to the site and will match the existing parking spaces immediately to the south. The site includes existing landscaping around the perimeter of the site, adjacent to the existing office/warehouse buildings, adjacent to the existing Union Pacific Railroad to the north, and there are some landscape finger islands within some of the parking areas. Staff supports this request.

Design Review

The proposed daycare brings added economic viability, and the 76 restriped parking spaces add additional usability to the overall site. Since staff supports the use permit and waivers of development standards, staff can also support this request.

Department of Aviation

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- 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: BERMUDA ROAD PROPERTIES
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

08/02/22 PC AGENDA SHEET

VEHICLE RENTAL
(TITLE 30)

FLAMINGO RD/HOWARD HUGHES PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0360-BRE/HC LAS VEGAS PPTY HOLDING:

USE PERMIT for vehicle rental in conjunction with a commercial building on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. JG/md/tk (For possible action)

RELATED INFORMATION:

APN:
162-16-811-015

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

BACKGROUND:
Project Description

General Summary

- Site Address: 325 Hughes Center Drive & 340 E. Flamingo Road
- Site Acreage: 3.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 1,280 (lease space)/14,160 (overall building)
- Parking Required/Provided: 142/149

Site Plans

The plans depict an existing 1 story commercial building located on the west side of the subject property. Access to the project site is granted via a single commercial driveway adjacent to Flamingo Road. There is existing cross-access between the project site and the property located immediately to the south. The commercial building requires 142 parking spaces where 149 spaces are provided. The required 142 parking spaces for the building were calculated at 10 spaces per 1,000 square feet in the event the entire structure becomes occupied by restaurant uses. No modifications or improvements are proposed to the project site. The proposed vehicle rental facility shares a common parking lot with at least 1 other business; therefore, will only maintain a maximum of 5 rental vehicles on the site at a time per Code requirements.

Landscaping

All site and street landscaping exists and no additional landscaping is required or provided with this request.

Elevations

The plans depict an existing 1 story building with a varying roofline measuring between 22 feet to 38 feet to the top of the parapet wall. The building consists of a stucco exterior, stone veneer, decorative metal panels, and glass curtain wall systems.

Floor Plans

The plans depict a tenant space measuring 1,280 square feet in area that will be utilized as a vehicle rental office. A customer service area, back office area, breakroom, and restroom facilities are featured on the floor plan.

Applicant's Justification

The proposed business location on the site for a vehicle rental facility is entirely consistent with surrounding business uses, which currently include restaurant and retail businesses within The Shops at The Hughes Center. The tenant suite is part of a combined upscale strip mall style building, with in-line retail spaces, including several separate retail suites. This portion of the Hughes Center is part of the retail (restaurant and related retail uses) portion of the campus fronting on Flamingo Road. The vehicles to be rented will be parked in the parking lot in front of the building, which contains more than an adequate number of parking spaces, not only to display the 5 vehicles to be rented out on the site, but also for customer and employee parking. The landlord will assign specific parking spaces for the rental vehicles in the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0479	On-premises consumption of alcohol (supper club)	Approved by PC	October 2021
UC-0597-15	Retail center restaurants, office uses, and personal services	Approved by PC	October 2015
WS-0739-13	Signage for Starbucks	Approved by BCC	December 2013
UC-0704-12	Restaurant (Starbucks) with waivers for alternative landscaping along Flamingo Road	Approved by PC	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Commercial Tourist	H-1	Restaurants, offices, & retail sales
South	Commercial Tourist	H-1 & C-2	Hotel, adult use, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that a vehicle rental facility is appropriate at this location and complies with the on-site parking requirements. Staff's primary concern with this type of facility is to ensure compatibility with existing and planned surrounding uses, and that there is adequate on-site parking. Vehicle rental facilities in other parts of Clark County have shown to be appropriate and compatible within commercial developments. Staff does not anticipate any adverse impacts from this facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIXT RENT A CAR, LLC

CONTACT: ALBRIGHT STODDARD, 801 S. RANCHO DRIVE, SUITE D-4, LAS VEGAS, NV 89106

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

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

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: UC-22-0360 DATE FILED: 6/7/22
 PLANNER ASSIGNED: MND
 TAB/CAC: PARADISE TAB/CAC DATE: 7/12/22
 PC MEETING DATE: 8/2/22 @ 7:00 P.M. @ 7:00 P.M.
 BCC MEETING DATE: -
 FEE: \$675.00

PROPERTY OWNER

NAME: BRE/HC Las Vegas Property Holdings, L.L.C.
 ADDRESS: 3800 Howard Hughes Parkway, Suite 140
 CITY: Las Vegas STATE: NV ZIP: 89169
 TELEPHONE: (702) 728-5390 CELL: _____
 E-MAIL: lsalvio@eqoffice.com

APPLICANT

NAME: Sixt Rent A Car, LLC
 ADDRESS: 1 S. Main Street
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: (725) 724-9226 CELL: _____
 E-MAIL: georgios.pallikaridis@sixt.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: William (Bud) Stoddard, Jr., Esq./Albright Stoddard Warnick & Albright
 ADDRESS: 801 S. Rancho Drive, Suite D-4
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: (702) 384-7111 CELL: (702) 235-5270
 E-MAIL: bstoddard@albrightstoddard.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-16-811-015

PROPERTY ADDRESS and/or CROSS STREETS: 325 Hughes Center Drive, Suite 140, Las Vegas, NV 89169

PROJECT DESCRIPTION: Car Rental Facility

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

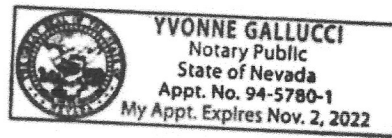
[Signature]
 Property Owner (Signature)*

Paul Gordon
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 5, 2022 (DATE)
 By Paul J. Gordon

NOTARY PUBLIC: Yvonne Gallucci



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

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WHITNEY B. WARNICK
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D CHRIS ALBRIGHT
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LAW OFFICES
**AS Albright Stoddard
Warnick & Albright**

ESTABLISHED IN 1970

A PROFESSIONAL CORPORATION
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E MAIL: bstoddard@albrightstoddard.com

April 25, 2022

UC-22-0360

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

JUSTIFICATION LETTER

Re: Title 30 Application for Special Use Permit for Vehicle Rental Facility
within H-1 Zone

Applicant: Sixt Rent A Car, LLC, a Florida limited liability company

Owner: BRE/HC Las Vegas Property Holdings, L.L.C.,
a Delaware limited liability company

Site Location: 325 Hughes Center Drive, Las Vegas, NV 89169
Clark County Assessor's Parcel No. 162-16-811-015 (the "Site")

Ladies and Gentlemen:

This is the **Justification Letter** submitted in connection with the Title 30 Land Use Application for a **Special Use Permit** for the Applicant, Sixt Rent A Car, LLC, to operate a Vehicle Rental Facility (SLUCM Code 6300 5500) at the above-referenced location (325 Hughes Center Drive, Suite 140, Las Vegas, NV 89169, APN 162-16-811-015) (the "Site").

The Applicant's **justification** for issuing the requested Special Use Permit, together with other pertinent information, is as follows:

1. **The Owner.** The Owner of the real property at 325 Hughes Center Drive is BRE/HC Las Vegas Property Holdings, L.L.C., a Delaware limited liability company.

2. **The Applicant and its Proposed Use of the Property.** The Applicant, Sixt Rent A Car, LLC, will operate Suite 140 at the Site as a Vehicle Rental facility. Suite 140 contains approximately 1,333 square feet of total space, which space will be improved primarily with a customer service area, back office, and break room (all as shown on the floor plans submitted with this application).

3. **Legal Description of Property.** The legal description for the Site is attached hereto as **Exhibit A.**

4. **Time Requested.** The Applicant is requesting that the Special Use Permit be permanent, inasmuch as the term of the lease for Suite 140, together with extension periods, will last for several years into the future.

5. **Justification for Special Use Permit Application.** The Applicant feels that the Special Use Permit requested is appropriate for the following reasons:

a. Pursuant to **Table 30.44-1 (Global Use Table) within Title 30**, the following conditions must be met for operating a vehicle rental facility within an H-1 Zone.

i. **Maximum of five (5) vehicles when business has a common parking lot with at least one other business.** In this regard, the business has a common parking lot with at least one other business, and will only maintain five (5) rental vehicles on the Site at a time (such that the Applicant is not requesting additional vehicles be permitted to be located on the Site).

ii. **Outside Storage/Display of Vehicles whose primary purpose is moving goods shall be permitted only if not visible from public streets or residential developments.** The Applicant will not be storing, displaying or otherwise renting any moving vehicles. Rather, the Applicant's business is renting premium and luxury cars and SUVs, such that it is not in the business of renting any moving trucks, vans, or other vehicles intended for moving goods.

iii. **If in U-V must be part of a mixed-use development.** The Site is not located within U-V, but rather, is located, within an H-1 zone.

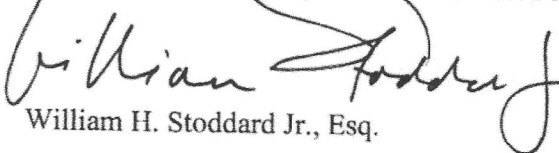
- iv. The Site, and the proposed use, is **not** in conjunction with a resort hotel or hotel/motel, as the Site is improved with an upscale building containing multiple in-line retail suites (upscale strip mall style building).
- v. In addition, consistent with Title 30, the Applicant will **not** be displaying or otherwise renting out recreational vehicles, trailers, watercraft, or any other type of vehicle (only cars and SUV's).

6. **Proposed Use Consistent with Surrounding Business Uses.** The proposed business location on the Site (Suite 140) for a Vehicle Rental facility is entirely consistent with surrounding business uses, which currently include restaurant and retail businesses within The Shops at The Hughes Center. Suite 140 is part of a combined upscale strip mall style building (the building contains 11,191 square feet), with in-line retail spaces, including several separate retail suites. This portion of the Hughes Center is part of the retail (restaurant and related retail uses) portion of the campus fronting on Flamingo Road. The vehicles to be rented will be parked in the parking lot in front of the building, which contains more than an adequate number of parking spaces not only to display of the five (5) vehicles to be rented out on the Site, but also for customer and employee parking. The landlord will assign specific parking spaces for the rental vehicles in the parking lot.

In the event you have any further questions concerning the foregoing items, please do not hesitate to contact the undersigned at (702) 384-7111 or at my email address bstoddard@albrightstoddard.com. I am the contact person in connection with this Application.

Very truly yours,

ALBRIGHT, STODDARD, WARNICK & ALBRIGHT


William H. Stoddard Jr., Esq.

BHS/th

PATENT EASEMENTS
(TITLE 30)

CAMERON ST/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0348-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Nevso Drive and Harmon Avenue within Paradise (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-19-202-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements on the north, west, east, and south sides of the site. The patent easements are no longer needed as part of the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0580-07	Vacation of patent easements - expired	Approved by PC	July 2007
DR-1487-05	Office warehouse - expired	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Entertainment Mixed-Use	M-1	Mixed industrial uses
South	Public Use	M-1	Burk High School & CCSD bus depot

Related Applications

Application Number	Request
WS-22-0347	Office/warehouse building with elimination of parking lot landscaping is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and that a cross-access agreement may be needed through the neighboring property.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GENERAL DESIGN & CONSTRUCTION

CONTACT: GENERAL DESIGN & CONST CO INC, 5160 ROGERS ST, LAS VEGAS, NV
89118

DRAFT

APR 21-101590



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-22-0348 DATE FILED: 6/6/22
 PLANNER ASSIGNED: NR
 TAB/CAC: Paradise TAB/CAC DATE: 7/12/22
 PC MEETING DATE: 8/2/22
 BCC MEETING DATE: _____
 FEE: \$ 875

PROPERTY OWNER

NAME: Sanchez Family Trust
 ADDRESS: 8129 Moonstone Circle
 CITY: Las Vegas STATE: NV ZIP: 89128
 TELEPHONE: 702-367-2512 CELL: 702-296-0540
 E-MAIL: erick@gdclv.com

APPLICANT

NAME: Erick Sanchez
 ADDRESS: 5160 S. Rogers Street
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-367-2512 CELL: 702-296-0540
 E-MAIL: erick@gdclv.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Erick Sanchez
 ADDRESS: 5160 S. Rogers Street
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-367-2512 CELL: 702-296-0540
 E-MAIL: erick@gdclv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-202-002

PROPERTY ADDRESS and/or CROSS STREETS: 4330 Cameron Street, Las Vegas, NV 89118

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.

Property Owner (Signature)*

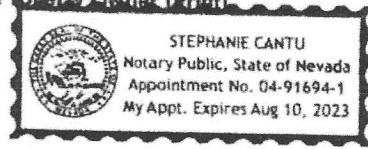
STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 16, 2022 (DATE)

By ERICK SANCHEZ

NOTARY PUBLIC: Stephanie Cantu

ERICK SANCHEZ
Property Owner (Print)



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

5-19-2022

**PLANNER
COPY**

VS-22-0348

Attn: Clark County Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89115

RE: 4330 Cameron Street New Warehouse Development, APR 21-101590 – Patent Easement Vacation

Clark County Current Planning:

We are proposing to develop a new warehouse with attached office component to support the warehouse on parcel 162-19-202-002. The patent easement (1197261) that we want to vacate is shown on a vacation site plan, legal description and an Vacation Application for the vacation of the Northerly 33', together with the Easterly 33' together with the Southerly 33', together with the westerly 33', of the Northeast Quarter (NE 1/4) of the Northwest quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northwest quarter (NW ¼) of Section 19, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada.

Thanks,



Erick Sanchez

5160 S. Rogers Street

Las Vegas, NV 89118

08/02/22 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

CAMERON ST/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0347-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.

DESIGN REVIEW for an office/warehouse on 2.5 acres in an M-1 (light Manufacturing) Zone.

Generally located 319 feet east of Cameron Street and 630 feet south of Nevso Drive within Paradise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-19-202-002

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate parking lot landscaping where required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4330 Cameron Street
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 3
- Building Height (feet): 40
- Square Feet: 46,910
- Parking Required/Provided: 73/73

Site Plan

The plan shows a 46,910 square foot office warehouse with the main entrance to the site via an access easement from Cameron Street. Parking for the project is located on the east side of the site and loading spaces are located on the south side of the building. A 12 foot high rolling gate is located at the entrance of the site with a 6 foot high chain-link fence along the southern side of the site, extending up the eastern side and terminating on the northern side of the site.

Landscaping

A 7 foot wide landscape strip with trees and shrubs is located on the eastern side of the site. Decorative landscaping is located at the front entrance of the building. Internal parking lot landscaping has been eliminated and the applicant requests a waiver.

Elevations

The 40 foot tall building includes 3 stories. The second and third floors have viewing decks. Roll-up doors are located on the south, east, and north sides of the building. The building will be constructed of concrete tilt-up panels with metal awnings and decorative metal accents.

Floor Plans

The first story consists of 39,312 square feet of warehouse space and 2,983 square feet of office and lobby. On the second floor, the 2,983 square feet include: offices, rec room, restrooms, conference room with a viewing deck, and storage. On the third floor, 1,632 square feet includes: kitchen, executive lounge, employee gym, locker rooms with restrooms, and a viewing deck.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed office/warehouse with amenities on the third floor will be for employees only and requests approval of the waiver of landscaping and overall design of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0580-07	Vacation of patent easements - expired	Approved by PC	July 2007
DR-1487-05	Office warehouse - expired	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Entertainment Mixed-Use	M-1	Mixed industrial uses
South	Public Use	M-1	Burk High School & CCSD Bus Depot

Related Applications

Application Number	Request
VS-22-0348	A request to vacate patent easements is a companion application on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Staff cannot support the waiver of elimination of parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area at the expense of a reduced building size or reducing parking on the site. Without required landscaping to break-up the parking area, this parking lot will consist of a large, paved area that will contribute to the heat island effect. Although a small portion of the site has some landscaping, the overall site will be paved. Lack of landscaping will increase dust in the area and increase storm water runoff during storm events; therefore, staff finds the elimination of parking lot landscaping will have a negative impact on the community. The request to eliminate the landscaping is in direct conflict with Policy 3.6.1 of the Master Plan regarding the heat island effect; therefore, staff does not support the waiver for parking lot landscaping.

Design Review

Staff finds this request is generally in keeping with the industrial uses common in the area. However, staff finds the elimination of parking lot landscaping will have a negative impact on the community with increase to the heat island effect, dust and storm water runoff. Through thoughtful site design Title 30 requirements can be met. Therefore, staff cannot support the design review for the project.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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.

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and that a cross access agreement may be needed through neighboring property.

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 #0236-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GENERAL DESIGN & CONSTRUCTION

CONTACT: GENERAL DESIGN & CONST CO INC, 5160 ROGERS ST, LAS VEGAS, NV 89118

DRAFT

APR 21-101590

LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

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

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: WS-22-0347 DATE FILED: 6/6/22
 PLANNER ASSIGNED: NR
 TAB/CAC: Paradise TAB/CAC DATE: 7/12/22
 PC MEETING DATE: 8/2/22
 BCC MEETING DATE: _____
 FEE: \$1150

PROPERTY OWNER

NAME: Sanchez Family Trust
 ADDRESS: 8129 Moonstone Circle
 CITY: Las Vegas STATE: NV ZIP: 89128
 TELEPHONE: 702-367-2512 CELL: 702-296-0540
 E-MAIL: erick@gdclv.com

APPLICANT

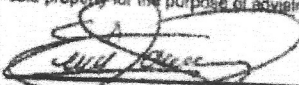
NAME: Erick Sanchez
 ADDRESS: 5160 S. Rogers Street
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-367-2512 CELL: 702-296-0540
 E-MAIL: erick@gdclv.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Erick Sanchez
 ADDRESS: 5160 S. Rogers Street
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-367-2512 CELL: 702-296-0540
 E-MAIL: erick@gdclv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-202-002
 PROPERTY ADDRESS and/or CROSS STREETS: 4330 Cameron Street, Las Vegas, NV 89118
 PROJECT DESCRIPTION: new warehouse and office facility

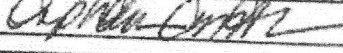
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Signature)*

Sanchez Family Trust
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 13, 2021 (DATE)
 By Erick Sanchez of Sanchez Family Trust

NOTARY PUBLIC: 



6

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

1-31-2022

Planner
Copy

WS-22-0347

Attn: Clark County Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89115

RE: 4330 Cameron Street New Warehouse Development, APR 21-101590

Clark County Current Planning:

We are proposing to develop a new warehouse with attached office component to support the warehouse on parcel 162-19-202-002. We have resubmitted separated plans, elevations, and other supporting documents as requested into the ACA portal. The office component has three floors and is less than the overall height of the warehouse building, which it shares a wall with and is attached to. The plans show the proposed use of the property, which is an industrial warehouse and office building. The third floor has amenities which are intended to be used by employee / company use only and is not intended to be a banquet facility.

A landscape plan (LS001) has been submitted and shows landscaping areas (with measurements) as well as proposed plantings. We would like to request a Waiver of Development Standards according to the LS001 plan). What we show is a reallocation of the required parking lot landscaping towards the East property line, however, we have included for more square footage of landscaping than what was required.

Thank you for your consideration.



Erick Sanchez

5160 S. Rogers Street

Las Vegas, NV 89118

08/02/22 PC AGENDA SHEET

SEPARATION
(TITLE 30)

PEARL ST/CASEY DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0340-MOSHTAGHI SHAHROKH:

WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/jvm/syp (For possible action)

RELATED INFORMATION:

APN:
161-30-202-006

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the separation between the principal structure and an accessory structure to 5 feet where 6 feet is the minimum allowed per Table 30.40-2 (a 17% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 5170 Pearl Street
- Site Acreage: 0.3
- Project Type: Separation for accessory structures
- Number of Stories: 1
- Building Height (feet): 10 (accessory structure)
- Square Feet: 638

Site Plan

The plan depicts a 0.3 acre parcel with a single family home centrally located on the western portion of the lot. An accessory apartment is located to the south of the principal dwelling and a storage building is located to the east of the house. Access to the parcel is provided by a driveway from Pearl Street.

Landscaping

There is mature landscaping in both the front and rear yards.

Elevations

The accessory apartment is a maximum of 10 feet high and slopes to 8 feet. The roof is mostly flat but does slope 2 feet from front to rear.

Floor Plans

The accessory apartment is a total of 638 square feet and includes 1 bedroom and 1 bathroom.

Applicant's Justification

The applicant states that he would like to keep both structures and is willing to go through the permitting process for them.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0133-84	Reclassified from an R-E to an R-1 zoning	Approved by BCC	August 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-intensity suburban neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE-21-19957 is an active violation for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the reduction in the separation from the main house to the accessory apartment is minimal and will not negatively affect the property or the surrounding residential properties. The reduction will not be discernible from neighboring lots or rights-of-way as the reduction is internal to the site; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant is advised that there is a 10 foot wide private drainage easement on the rear property line; and that they need to consult a drainage engineer to determine if anything can be done that would allow a structure in that easement.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHANROKH MOSHTAGHI

CONTACT: SHANROKH MOSHTAGHI, 5170 S PEARL ST, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS 22-0340</u> DATE FILED: <u>6/2/22</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/12/22</u> PC MEETING DATE: <u>8/2/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 775</u>
	PROPERTY OWNER NAME: <u>SHAHROKH MOSHTAGHI</u> ADDRESS: <u>5170 S PEARL</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-689-0225</u> CELL: _____ E-MAIL: <u>SHAHROKHMOSHTAGHI@YMAIL.COM</u>
	APPLICANT NAME: <u>SHAHROKH MOSHTAGHI</u> ADDRESS: <u>5170 S. PEARL ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-689-0225</u> CELL: _____ E-MAIL: <u>SHAHROKHMOSHTAGHI@YMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-30-202-006

PROPERTY ADDRESS and/or CROSS STREETS: TROPICANA/PECOS

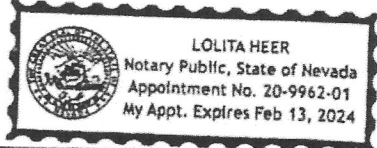
PROJECT DESCRIPTION: ACCESSORY APARTMENT

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

Property Owner (Signature)* [Signature] SHAHROKH MOSHTAGHI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 02, 2021 (DATE)
 By Shahrokh Moshtaghi
 NOTARY PUBLIC: Lolita Heer



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

WS-22-0340

To whom it may concern,

This is my explanation letter to go along with the drawings I am sending you, Building A listed is the accessory apartment on my property, Building B is the storage. I would like to keep Building A (Accessory Apartment) as is and for Building B I would like to remove all the plumbing and keep it as a storage.

We are requesting a waiver of development for building A (Accessory Apartment) to allow the separation from an accessory structure to the principal structure to be 5ft. Instead of the required 6 ft because the structure has already been built.

Furthermore we are also requesting a use permit to allow the accessory apartment and the storage building to not be architecturally compatible with the principal structure.

Please let me know your concerns regarding this letter.

Sincerely,

Shahrokh Moshtaghi

RESORT HOTEL
(TITLE 30)

UPDATE
SPRING MOUNTAIN RD/POLARIS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:

HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.

DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file.

Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-002; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002; 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001

USE PERMITS:

1. Allow an expansion of the Gaming Enterprise Overlay District.
2. Allow a resort hotel/casino consisting of 2,700 hotel rooms.
3. Allow 1,120 resort condominiums.
4. Allow public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures.
5. Increase the height of high-rise towers to 590 feet where 100 feet is the standard (a 490% reduction).
6. Allow all associated accessory and incidental commercial uses, buildings, and structures.
7. Allow for deviations from development standards.

DEVIATIONS:

1. Permit encroachment into airspace.
2. Reduce the number of loading spaces from 39 spaces to 7 loading spaces.
3. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3355 Spring Mountain Road
- Site Acreage: 33.5
- Project Type: Resort hotel

History

The original approval had deviation #1 (reduce the 1:3 height setback ratio from Spring Mountain Road) withdrawn. The numbering of the deviations has changed. Also, during the last extension of time application the design reviews for the project were withdrawn.

Previous Conditions of Approval

Listed below are the approved conditions for (ET-18-400166) ZC-0425-07:

Current Planning

- Until July 18, 2021 to complete;
- 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; 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 ZC-0425-07 (ET-0035-16):

Current Planning

- Until July 18, 2018 to complete.
- Applicant is advised that the application is subject to a Development Agreement and conditions of the original application (ZC-0425-07); a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0046-13):

Current Planning

- Until July 18, 2016 to complete.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; there is an existing public 15 inch sanitary sewer line on the property adjacent to Highland Drive; applicant is required to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement, CCWRD must have 24 hour access to maintain public sewer lines; applicant may propose relocation of the public sewer at his expense, maintaining flow capacity and meeting all CCWRD design standards; and that CCWRD has no exception to the requested extension of time.

Listed below are the approved conditions for ZC-0425-07 (ET-0070-10):

Current Planning

- Until July 18, 2013 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that the application is subject to a Development Agreement; conditions of approval of the original application ZC-0425-07; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Design review as a public hearing for the tower buildings in the northwest corner of the site;
- Pedestrian realm to be provided per plans on file;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial

of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Compliance with Development Agreement with Clark County;
- Dedication of additional right-of-way to complete a 60 foot half street width on Spring Mountain Road;
- Construct full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications required for construction of turning lanes for Spring Mountain Road and Polaris Street, b) dedication of right-of-way for bus turnout relocation and/or passenger loading/shelter areas in accordance with Regional Transportation Commission standards, c) minimum required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, d) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable;
- Reconstruct any unused driveways with full off-sites;
- Driveway widths and locations to be approved by Clark County Civil Engineering Division;
- Nevada Department of Transportation approval.

Department of Aviation

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

Applicant's Justification

The applicant states that the property was recently acquired by the current property owner and needs additional time to determine optimal feasibility of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1 & H-1	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	H-1	Retail & office spaces
East	Entertainment Mixed-Use	M-1	Industrial buildings
West	Entertainment Mixed-Use	M-1 & H-1 (under ROI)	Vehicle repair & industrial buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Since approval of the original zone change in July 2007 there have been no technical studies submitted to Clark County for review. The application has been extended 4 times; once in June 2010 with ZC-0425-07 (ET-0070-10), once in July 2013 with ZC-0425-07 (ET-0046-13), once in May 2016 with ZC-0245-07 (ET-0035-16) and the most recent in September 2018 with ET-18-400166 (ZC-0425-07). During the last extension of time, staff indicated there is an expectation for progress to provide technical studies or complete the required Development Agreement. Since no progress has been made, staff cannot support the request to extend this application.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- **Until September 5, 2024 to complete.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited;** the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: October 6, 2021 – HELD – To 04/06/22 – per the applicant.

COUNTY COMMISSION ACTION: April 6, 2022 – HELD – To 08/03/22 – per the applicant.

APPLICANT: PACIFIC PLACE SITE, LLC

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

DRAFT

08/03/22 BCC AGENDA SHEET

QUASI-PUBLIC FACILITY
(TITLE 30)

SHIRLEY ST/RADKOVICH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400078 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

USE PERMIT SECOND EXTENSION OF TIME for a quasi-public facility (youth referral service).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) reduce height setback; 4) reduce parking; and 5) alternative driveway geometrics and design.

DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-27-510-010; 162-27-510-099 pin

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow alternative landscaping adjacent to a less intensive use along the north and west property lines where required per Figure 30.64-11.
- b. Allow alternative landscaping adjacent to a street where required per Figure 30.64-13.
- c. Allow alternative parking lot landscaping where required per Figure 30.64-14.
2. Waive trash enclosure requirement per Section 30.56.120.
3. Allow a reduction to the height setback ratio to 15 feet where 34 feet 3 inches is required adjacent to a less intense use per Section 30.56.070 (a 56.2% reduction).
4. Allow a reduction in parking to 20 spaces where 36 spaces are required per Table 30.64-1 (a 44.4% reduction).
5. a. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
- b. Reduce throat depth for an existing driveway to 6 feet 8 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4969 & 4981 Shirley Street
- Site Acreage: 0.2 (portion)
- Project Type: Youth referral service
- Number of Stories: 1
- Building Height: 17 feet, 5 inches
- Square Feet: 4,630 (proposed)
- Parking Required/Provided: 36/20

History

The plans depict an existing youth referral service on the southern parcel. There are no planned changes to the southern parcel for driveways, parking, or landscaping. The request is to convert an existing residence on the northerly parcel to an office use and allow an addition to be incorporated into the overall building design. This is the second request to extend the original approval.

Site Plans

On the northern parcel, the approved plans depict an existing residence with a proposed addition on the west side of the existing building. There are 14 on-site parking spaces provided with 12 parking spaces on APN 162-27-510-099, and 2 parking spaces (1 accessible, 1 parallel) on APN 162-27-510-010, with 6 on-street parking spaces for a total of 20 parking spaces. Ingress to the northerly parcel is from an existing driveway on Shirley Street with egress to the property to the south. The proposed addition is located on the west side of the existing building and is set back 15 feet from the north property line, 15 feet from the west property line, and 1 inch from the south property line. A bicycle parking rack for 4 spaces is located adjacent to the north property line.

Landscaping

Existing landscaping is in the front yard adjacent to the south property line and will be removed to provide egress to the parcel to the south. The existing walls around the property will be maintained with added pedestrian walkways located around the building. A proposed 6 foot 8 inch wide landscape area is provided along the front property line south of the existing driveway which will include plant materials such as Chitalpa, Mexican Bush Sage, Outback Senna, and Mexican Blue Sage. The landscape area north of the building includes shrubbery, and the landscape area west of the building includes bench seating and tables, small trees with edible fruits (such as apple, peach, and almond trees), and miscellaneous shrubbery. A landscape area is provided between the ingress drive aisle and the building entry.

Elevations

The design of the building refurbishment and expansion include design elements of the existing building such as brick veneer and roof pitch. The existing single story building has an overall height of 12 feet with a chimney at a height of 14 feet 6 inches. The proposed addition will have an overall height of 17 feet 5 inches to provide for screening around new roof mounted mechanical equipment. The roof height of the addition is 14 feet 6 inches. Exterior materials

include salvaged brick veneer on all elevations, painted stucco, and metal equipment screen. A proposed metal canopy entry feature will be located west of the building entrance.

Floor Plans

The plans depict an interior redesign of the existing building and the additional space that includes offices, storage, reception area, meeting rooms, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400065 (UC-18-0406):

Current Planning

- Until July 3, 2022 to commence and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-18-0406:

Current Planning

- 2 years to review parking as public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works Development Review

- Replace the residential pan driveway with minimum 12-foot-wide commercial pan driveway per Uniform Standard Drawing 224;
- Post signs on-site to indicate which driveways are one-way only.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; to contact CCWRD customer service to confirm that their sanitary sewer use codes are correct for their existing plumbing fixtures upon approval of change in property use; and that if any plumbing fixtures are added or modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant indicates that over the last several years continuous steps have been taken to complete the project, including submitting construction documents to the Building Department in 2019 while applying for a Community Development Block Grant (CDBG) to cover construction and labor costs. The grant was approved and continuous work toward completion of construction has occurred and permits are pending approval of this request.

Prior Land Use Requests (APN 162-27-510-010)

Application Number	Request	Action	Date
ET-22-400036 (WS-19-0680)	First extension of time for waivers to reduce setback and height with design modifications to a previously approved youth referral service	Approved by BCC	May 2022
ET-20-400065 (UC-18-0406)	First extension of time for a quasi-public facility (youth referral service)	Approved by BCC	August 2020
WS-19-0680	Waivers to reduce setback and height with design modifications to a previously approved youth referral service	Approved by BCC	October 2019
UC-18-0406	Use permit, waivers, and design review for a quasi-public facility (youth referral service)	Approved by BCC	July 2018
WC-18-400139 (ZC-1624-05)	Waived conditions of a zone change that required removing turf and establishing desert landscaping per Code	Approved by BCC	July 2018
ZC-1624-05	Reclassified 0.5 acres from R-1 to C-P zoning with waivers to reduce side setback, reduced parking, permit alternative landscaping, and design review to convert an existing single family residence to an office	Approved by BCC	December 2005

Prior Land Use Requests (APN 162-27-510-099)

Application Number	Request	Action	Date
UC-18-0406	Use permit, waivers, and design review for a quasi-public facility (youth referral service)	Approved by BCC	July 2018
ZC-0510-10 (ET-0128-13)	First extension of time for a quasi-public facility (youth referral service)	Approved by BCC	February 2014
ZC-0510-10	Quasi-public facility (youth referral service) with waivers to reduce parking, reduced landscaping, reduced separation for a trash enclosure, increased wall height, and reduced throat depth with design review for an expansion to the existing youth referral service	Approved by BCC	December 2010
UC-0899-08 (ET-0309-09)	First extension of time for a quasi-public facility on the northern portion of the site - expunged by ZC-0510-10	Approved by BCC	December 2009

Prior Land Use Requests (APN 162-27-510-099) cont'd

Application Number	Request	Action	Date
WS-1344-07 (ET-0308-09)	First extension of time for the residential conversion on the northern portion of the site	Approved by BCC	December 2009
ZC-0829-06 (ADET-1266-09)	Extension of time for the zone change to C-P zoning for the northern portion of the site	Approved by ZA	November 2009
UC-0899-08	Quasi-public facility for the northern portion of the site - expunged by ZC-0510-10	Approved by BCC	October 2008
WS-1344-07	Alternative landscaping, reduced drive aisle, and reduced driveway width for a residential conversion for the northern portion of the site	Approved by BCC	December 2007
ZC-0829-06	Reclassified from R-1 to C-P zoning to convert a residence to an office for the northern portion of the site	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Neighborhood Commercial	R-1	Single family residential
South	Neighborhood Commercial	C-P	Youth referral service
East	Neighborhood Commercial	R-1	Single family residential & historic property (Liberace Mansion)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The applicant has made significant progress including submitting construction documents to the Building Department. The proposed extension of time will continue to be consistent with the original approval and no significant changes have occurred that would support denial. Staff supports the proposed extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 3, 2024 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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: NEVADA PARTNERSHIP FOR HOMELESS YOUTH

CONTACT: BRAZEN ARCHITECTURE, 900 KAREN AVENUE, SUITE C-111, LAS VEGAS, NV 89109



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-18-0406 <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	STAFF APP. NUMBER: <u>ET22-400078</u> DATE FILED: <u>6/7/2022</u> PLANNER ASSIGNED: <u>LHN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>7/12/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/1/2022</u> FEE: _____
	PROPERTY OWNER NAME: <u>Nevada Partnership for Homeless Youth</u> ADDRESS: <u>4969 Shirley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 778 8366</u> CELL: _____ E-MAIL: <u>arash@nphy.org</u>
	APPLICANT NAME: <u>Nevada Partnership for Homeless Youth</u> ADDRESS: <u>4969 Shirley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 778 8366</u> CELL: _____ E-MAIL: <u>arash@nphy.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Monica Gresser</u> ADDRESS: <u>900 Karen Avenue, Suite C-111</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702 331 3059</u> CELL: _____ E-MAIL: <u>mgresser@BRAZENarchitecture.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-27-510-010

PROPERTY ADDRESS and/or CROSS STREETS: 4969 Shirley Street

PROJECT DESCRIPTION: Building addition and renovation

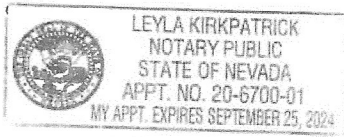
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature) [Signature] Property Owner (Print) ARASH GHAFSARI

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 29, 2022 (DATE)
 By Arash Ghafouri

NOTARY PUBLIC: Leyla Kirkpatrick Leyla Kirkpatrick



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



29 APR 2022

LORNA PHEGLEY
SENIOR PLANNER
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155-1744

RE Justification Letter for UC-18-0406 Extension of Time Request
LOCATION 4969 Shirley Street, Las Vegas, NV Lot Size .23 AC
APN APN 162-27-510-010 Building Area 2,105 SF
Quasi-Public Facility Total Future Building Area 4,398 SF

PROJECT DESCRIPTION

BRAZEN architecture represents the applicant, Nevada Partnership for Homeless Youth ("NPHY"), a non-profit organization providing services to at-risk youths in Clark County. NPHY received approvals in for Waiver of Development Standards (UC-18-0406), Waiver of Conditions (WC-18-400139), and Waiver of Development Standards (WS-19-0680). An extension of time (ET-20-4000036) was granted and set to expire in July. Construction began in January 2022 and is now anticipated to be completed at the end October 2022. With this letter, NPHY requests an additional extension of time for UC-18-0406 (ET-20-4000036).

JUSTIFICATION

The applicant seeks an extension of time for UC-18-0406, due to a series of events occurring since the plans check submittal.

- 2019- Construction documents submitted to Clark County Building and Fire Safety for review and permits
- 2019- Building partners were unable to commit to construction donations due to a robust economy
- 2019- Team requested materials and labor for project and CM services to offset the project costs
- 2019- Applicant applied for Community Development Block Grant (CDBG) funding to cover outstanding construction and labor costs
- 2020- Private funding resources halted due to COVID-19 restrictions and closures
- Jun 2020- Architect requested extension of time – Planning and Zoning
- Oct 2020- Applicant applied for additional CDBG funds to cover construction costs due to loss of private revenue resources
- Oct 2020- Zoning approved project
- Jan 2021- Team began working with Clark County Community Resources Management (CRM) to prepare for Environmental and State Historical Preservation Office reviews
- Feb 2021- BCC approved additional CDBG funding
- Jun 2021- Bid Announced
- Jul 2021- Received one (1) bid, which is not appropriate for US HUD funded projects
- Aug 2021- Rebid the project with several extensions due to a difficult bidding climate

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Oct 2021- Environmental and State Historical Preservation Office reviews completed
Oct 2021- CRM submitted information to US HUD for review
Oct 2021- GC selected
29 Nov 2021- HUD approved funding
Dec 2021- Applicant and Builder negotiated, CRM approved
Jan 2022- Builder pulled permits and began demolition work
20 Jan 2022- Architect submitted revised drawings based on bid and owner changes

Thank you for your assistance with this extension of time request.

Sincerely



Monica M Gresser NCARB AIA LEED-AP
Principal Architect

brazenarchitecture

mgresser@BRAZENarchitecture.com

9

EVENT CENTER & MAINTENANCE FACILITY
(TITLE 30)

EASTERN AVE/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0350-PALM MORTUARY, INC.:

USE PERMITS for the following: 1) event center; and 2) maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) modified driveway design standards.

DESIGN REVIEWS for the following: 1) event center; and 2) maintenance facility on 71.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. JG/bb/tk (For possible action)

RELATED INFORMATION:

APN:
177-12-201-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 40 feet where 35 feet is the maximum allowed per Table 30.40-1 (a 12.5% increase).
2. Reduce throat depth for a commercial driveway along Eldorado Lane to 11 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 44% reduction).

DESIGN REVIEWS:

1. Event center in conjunction with an existing mortuary, cemetery, chapel, and mausoleum.
2. Maintenance facility in support of an existing mortuary, cemetery, chapel, and mausoleum.

LAND USE PLAN:
WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7600 Eastern Avenue
- Site Acreage: 71.3
- Project Type: Event center & maintenance building

- Number of Stories: 2 (event center)/1 (maintenance building)
- Building Height (feet): 40 (event center)/25 (maintenance building)
- Square Feet: 9,595 (event center)/2,532 (maintenance building)
- Parking Required/Provided: 108/113

Site Plan

The plan depicts a 71.3 acre site devoted to various aspects of a cemetery that was originally approved in 2000 and expanded in 2006 and 2021. This request is for a new event center located at the southwest corner of the site. There is an internal road network running throughout and access is achieved from Eastern Avenue and Eldorado Lane. Existing structures include an office area located in the southwest corner that will be replaced with the proposed event center, a mausoleum in the middle, a mortuary located in the northeast, and burial areas throughout the parcel. An undeveloped area is located in the far northeast corner of the site where the maintenance building is proposed. The event center requires 96 parking spaces with 101 parking spaces provided. The maintenance building will require 12 parking spaces with 12 parking spaces provided.

Landscaping

The applicant is proposing to keep the existing attached sidewalks at Eastern Avenue and Robindale Road with a 15 foot landscaped area adjacent to the sidewalks. The maintenance building will have a 6 foot wide landscape strip adjacent to the existing 5 foot attached sidewalk, and a landscape buffer adjacent to less intense uses on the west side of the property. Mature landscaping is located throughout the other developed portions of the 71.3 acre site.

Elevations

The elevations for the new event center depict a contemporary/modern building with multiple hip and modified hip roof elements. The construction materials show a standing seam metal roof, stucco siding, stone veneer, decorative perforated metal screening, and aluminum storefront tinted windows. The maximum height of the building is shown at 40 feet.

Floor Plans

The submitted plans depict a 9,595 square foot area composed of a receiving area, multi-purpose room, main lobby, storage, courtyards, meeting rooms, porte-cochère, reception area, and restrooms. The maintenance building has 4 service bays, an office space, and storage area with restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the reason for the increased height of the building is that it will allow a unique architectural element and not be out of character with other buildings found on Eastern Avenue. The new event center will provide an enhanced venue for funeral services, memorial services, and celebrations of life that require catered activities and celebrations. The maintenance building is needed to support activities on the property and will facilitate the removal of the existing storage units from the northeast corner of the property. The throat depth waiver is for a

secondary driveway and is not anticipated to have high traffic volumes. The event center has an enhanced design with its own parking area and is heavily landscaped. The maintenance building is low profile and functional in appearance with a block wall and adequate buffer landscaping to the houses east of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0181	Chapel & mausoleum	Approved by BCC	June 2021
WS-0855-06	Waivers to allow early grading	Approved by PC	July 2006
DR-0576-06	Expansion of a cemetery	Approved by PC	June 2006
DR-1018-00	Cemetery	Approved by PC	August 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Multiple Family Residential (up to 18 du/ac)	R-E, R-1, & R-3	Undeveloped, single family residential, & multiple family residential
South & East	City of Henderson	City of Henderson	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Use Permits

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

The existing storage buildings and offices will be removed as a result of the event center construction. The proposed 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 rights-of-way, or other matters affecting the public health, safety,

and general welfare. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden. The new building will be less intense of a use than commercial uses typically found at the corner of collector and arterial streets. The event center will have additional landscape setbacks from the streets and will meet landscape standards.

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare. The nearest residential homes are located on the other side of Eastern Avenue, an arterial street that has 100 feet of right-of-way.

Design Reviews

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic with dedicated driveway access to the event center parking area. Building and landscape materials are appropriate for the area and for the County. Elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, create an orderly and aesthetically pleasing environment, and are harmonious and compatible with developments in the area.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the driveway on Eldorado Lane. This driveway is for access to a maintenance yard and with minimal users, has no direct impact on the public right-of-way.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

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

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 #0321-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN CESMIROSKY

CONTACT: KALB INDUSTRIES OF NEVADA, 5670 WYNN ROAD, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC/WS/DR-22-0350</u> DATE FILED: <u>6-6-2022</u> PLANNER ASSIGNED: <u>BSB</u> TAB/CAC: <u>Parod, SE</u> TAB/CAC DATE: <u>7-12-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-3-2022</u> FEE: <u>\$1825</u>
	PROPERTY OWNER NAME: <u>PALM MORIYAH, INC DBA PALM EASTERN MORIYAH</u> ADDRESS: <u>1929 ALLEN PARKWAY</u> CITY: <u>HOUSTON</u> STATE: <u>TX</u> ZIP: <u>77019</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>JOHN CESMIROSKY - PALM EASTERN MORIYAH</u> ADDRESS: <u>7600 S. EASTERN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>713-542-0809</u> E-MAIL: _____ REF CONTACT ID #: _____ <u>JOHN.CESMIROSKY@SEI-US.COM</u>
CORRESPONDENT NAME: <u>Kim Collins</u> ADDRESS: <u>5670 Wynn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-5252</u> CELL: <u>702-514-5882</u> E-MAIL: <u>kim@kalbind.com</u> REF CONTACT ID #: _____	

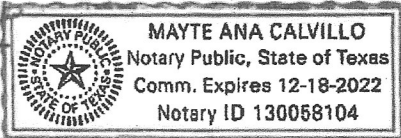
ASSESSOR'S PARCEL NUMBER(S): 177-12-201-002
 PROPERTY ADDRESS and/or CROSS STREETS: Eastern and Robindale Road
 PROJECT DESCRIPTION: New Event Center and New Maintenance Building (2 separate buildings)

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

[Signature]
 Property Owner (Signature)*

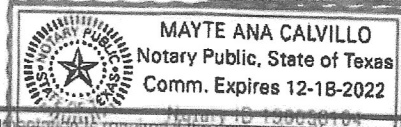
MIKE DECELL - V
 Property Owner (Print)

STATE OF Texas
 COUNTY OF Harris



SUBSCRIBED AND SWORN BEFORE ME ON 9/27/21 (DATE)

By [Signature]
 NOTARY PUBLIC:



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature document is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-22-100219

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June 2, 2022

Clark County Planning
For electronic submission

PLANNER
COPY

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for special use permits, waivers of development standards and design reviews to construct an event center and a maintenance building as accessory uses associated with an existing cemetery and mortuary on APN 177-17-201-002 in accordance with the separately-submitted plans:

1. The existing funeral home and mortuary is located in an R-E District, which allows those uses subject to a special use permit. The requested event center and maintenance building will be accessory to the operation of the funeral home and mortuary, but constitute expansions which appear to require a new special use permit.
2. Waivers of development standards are requested as follows:
 - A. To allow the event center with a maximum height of approximately 40', where 35' is allowed by the underlying R-E District.
 - B. To allow a throat depth of 11' for the Eldorado driveway where 25' is the minimum standard.
3. Special use permit and design review approval is requested for the 9595 sq. ft. event center building and 2205 sq. ft. of covered entry area, as shown on the separately-submitted plans.
4. Special use permit and design review approval of the maintenance building is requested for 2725 sq. ft. of indoor storage area, offices, lockers and restrooms at a maximum height of 24', as shown on the separately-submitted plans, replacing existing storage unit buildings in the northeast corner of the property.

Justification: As to the special use permits: Applicant intends that the new event center will provide an enhanced venue for funeral services, memorial services and celebrations of life, as well as associated catered activities and celebrations, much as has previously been conducted in the older venues on the property; the maintenance building is needed to support maintenance activities throughout the facility due to the removal of existing storage units at the northeast corner of the property. As to the waivers of development standards: the event center building height is not unusual for many buildings on the Eastern Avenue frontage in the area and will be well setback from abutting streets within a landscaped area; the throat depth is for a secondary driveway not anticipated to be subject to high traffic volumes. As to the design reviews: the event center has a modern design with its own parking area and enhanced landscaping along a main entrance to the overall property; the maintenance building is low profile and functional in appearance in the rear of the property with a block wall, landscaping and significant separation serving to buffer neighboring residences.



Greg Borgel
Ph: 702-791-8219

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RETAIL/RESTAURANT/TAVERN
(TITLE 30)

RUSSELL RD/ROGERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0353-RUSSELL & ROGERS, LLC:

USE PERMITS for the following: 1) retail; 2) restaurant; 3) on-premises consumption of alcohol (tavern); and 4) outside dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow outside dining and drinking in conjunction with a tavern; 2) increased retaining wall height; 3) reduced driveway throat depth; and 4) reduced driveway approach distance.

DESIGN REVIEWS for the following: 1) retail building; 2) restaurant building with drive-thru; 3) tavern building with outside dining and drinking; 4) alternative parking lot landscaping; and 5) finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/gc/tk (For possible action)

RELATED INFORMATION:

APN:

162-31-102-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outside dining and drinking in conjunction with a tavern when only allowed in conjunction with a supper club, tourist club, mixed-use development, or restaurant per Table 30.44-1.
2. Increase retaining wall height to 9 feet (two, 4.5 foot high retaining walls) where a maximum of 3 feet is permitted within required setbacks per Section 30.64.020 and Section 30.64.050 (a 200% increase).
3. Reduce throat depth for a driveway along Rogers Street to 20 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
4. Reduce the approach distance between a driveway along Rogers Street and an intersection to 119 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 20.7% reduction).

DESIGN REVIEWS:

1. Retail building.
2. Restaurant building with drive-thru.
3. Tavern building with outside dining and drinking.

4. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
5. Increase finished grade to 12 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Retail/restaurant/tavern
- Number of Stories: 1
- Building Height: 32 feet, 7 inches (retail building)/34 feet, 9 inches (restaurant building)/31 feet 6 inches (tavern building)
- Square Feet: 4,800 (retail building)/2,400 (restaurant building)/5,000 (tavern building)
- Parking Required/Provided: 97/97

Site Plans

The plans show a proposed commercial center consisting of a retail building located on the southwest portion of the site, a restaurant building located on the northwest portion of the site, and a tavern building located on the northeast portion of the site. The restaurant building has a drive-thru lane along the north, west, and south sides of the building. The tavern building has a 680 square foot outside dining and drinking area located on the northeast side of the building that is enclosed with a 4 foot high wrought iron guardrail. Access to the site is from Russell Road and Rogers Street. A total of 97 parking spaces are provided where a minimum of 97 parking spaces are required. Two trash enclosures are provided on the site south of the restaurant and tavern buildings. The finished grade of the site is being increased up to 12 feet with most of the increase occurring on the south and east portions of the site.

Landscaping

Street landscaping consists of an approximate 21.5 foot wide landscape area with an existing attached sidewalk along Russell Road and an approximate 17 foot wide landscape area along Rogers Street. Within the street landscape area along Russell Road are two, 4.5 foot high retaining walls which result in a terraced landscape design. The retaining walls also wrap around a portion of Rogers Street. A 10 foot wide landscape area is provided along the east property line and a 4.5 foot wide landscape area is provided along a portion of the south property line. A 6 foot high and 3 foot high retaining wall is also located on the interior of the site along the west side of the drive aisle leading from the entrance off Russell Road. Alternative parking lot landscaping is proposed where 8 parking spaces are located between landscape islands in some areas of the parking lot where normally 6 parking spaces is allowed. Additionally, 4 foot wide landscape islands are provided in the parking areas near the drive-thru where normally 6 feet is required.

Elevations

The retail building is 1 story, 32 feet 7 inches high, and constructed of stucco finish, metal awnings, bronze aluminum storefront glazing system, and corniced parapet roofing at varying heights. The restaurant building is 1 story, 34 feet 9 inches high, and constructed of stucco finish, bronze aluminum storefront glazing system, and slanted roofs with stucco cornicing. The tavern building is 1 story, 31.5 feet high, and constructed of stucco finish, metal awnings, wrought iron guardrails, and a combination of pitched concrete tile roofing and flat parapet walls with stucco cornicing. A canopy also extends from the building over the outside dining and drinking area.

Floor Plans

The plans show a 4,800 square foot retail building divided into 4 tenant spaces, a 2,400 square foot restaurant shell building, and a 5,000 square foot tavern shell building with a 680 square foot outside dining and drinking area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the design of the site is harmonious with existing development in the area. The increased finished grade and retaining wall height are necessary due to the existing 10 foot high grade over Russell Road where the existing grade then drops 15 feet from west to east. The proposed finished grade and retaining wall height will maintain a drivable emergency entry/exit and ADA pedestrian path. The alternative parking lot landscaping is being mitigated by additional trees and wider landscape areas elsewhere on the site. The reduced driveway throat depth is being mitigated by providing a longer turn-out throat depth on the opposite side of the driveway. Due to building placement, site dimensions, and fire lane access requirements, a waiver of reduced driveway approach distance is necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0521-10	Modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Office/warehouses
South	Business Employment	M-1 & R-E	Outside storage yard
East	Business Employment	M-1	Bank with drive-thru

Related Applications

Application Number	Request
VS-22-0354	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed uses will not adversely impact the surrounding properties which are primarily industrial. Other commercial uses have been established along Russell Road in the area including the bank on the adjacent property to the east; therefore, staff can support these requests.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff finds the outside dining and drinking area in conjunction with the tavern will not adversely impact the surrounding area. Outside dining and drinking areas in conjunction with taverns have been approved elsewhere in the Las Vegas Valley. The outside dining and drinking area is also located well within the interior of the site. The increased retaining wall heights along the streets are necessary due to the grade of the site. The increased height is mitigated by the terraced landscape design which allows for the street landscaping to screen the retaining walls; therefore, staff can support these requests.

Design Reviews #1 through #4

Staff finds the proposed site and building design compatible with the surrounding properties in the area. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. Staff can also support the alternative parking lot landscaping request. The increase in the number of parking spaces in between landscape islands and the reduction in landscape island width near the drive-thru is mitigated by the increase in the number

of trees on the site and the increase in street landscaping width beyond what is required by Title 30.

Public Works - Development Review

Waiver of Development Standards #3

The applicant's request for a reduced throat depth for the Rogers Street driveway is minimal considering that the egress side of the driveway provides a lengthy throat depth.

Waiver of Development Standards #4

Although the approach distance for the driveway on Rogers Street does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Design Review #5

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0237-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FORTRESS EQUITIES, LLC

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE
PARKWAY #230, HENDERSON, NV 89052

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0353</u> DATE FILED: <u>6/8/22</u> PLANNER ASSIGNED: <u>JUT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>7/12/22</u> PC MEETING DATE: <u>8/2/22</u> BCC MEETING DATE: _____ FEE: <u>\$2,350</u>
	PROPERTY OWNER NAME: <u>Russell & Rogers LLC</u> ADDRESS: <u>4535 W. Russell Rd. #1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-777-0010</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Fortress Equities, LLC</u> ADDRESS: <u>5215 Ponderosa Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-777-0010</u> CELL: _____ E-MAIL: <u>creyes@fortisre.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sergio Comparan</u> ADDRESS: <u>2525 W. Horizon Ridge Parkway, #230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sergio@scadesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-102-001

PROPERTY ADDRESS and/or CROSS STREETS: Russell Rd & Rogers St.

PROJECT DESCRIPTION: Construction of Tavern, Drive-thru Restaurant, and Retail buildings.

(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.

Michael J Galatio
 Property Owner (Signature)*
 STATE OF Washington
 COUNTY OF King
 SUBSCRIBED AND SWORN BEFORE ME ON December 6, 2021 (DATE)
 By Michael J Galatio
 NOTARY PUBLIC: Kalil Brown

MICHAEL J GALATIO
 Property Owner (Print)



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

//



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

April 29, 2022

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

UC-22-0353

RE: Justification Letter for proposed Tavern building, Drive-Thru Restaurant building, and Retail building at Russell Rd & Rogers St. (SCA #21413)

Please accept this letter as justification for the proposed construction of a Tavern Building, a Drive-Thru Restaurant Building, and a Retail Building located in the northwest corner of Russell Road and Rogers Street (APN: 162-31-102-001). Through this design review, on behalf of our client we respectfully request for your approval of a Special Use Permit and the following waivers of development standards:

- 1) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) for a turn-in throat depth distance of 20'-2" on Rogers St. where 25 feet is required. To help mitigate this request, we have re-designed the drive-thru exit and extended the turn out throat depth to 74'-0".
- 2) Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the driveway located on Rogers St. Due to the site's dimensions and laying out the fire access along with building placements, we are only able to provide an approach distance of 119'-11" feet where 150'-0".
- 3) Request Waiver of Development Standards 30.64-14(C) for landscape fingers to be installed at every 8 parking spaces where it is required to be at every 6 parking spaces. To help mitigate this request, we are proposing seven additional medium canopy trees over the minimum amount required.
- 4) Request Waiver of Development Standards 30.64-14 for a minimum landscape finger width to be 4'-0" where 6'-0" is required. To help mitigate this request, we are providing larger terminal islands where possible, as well as wider street landscape buffers than required.
- 5) Request Waiver of Development Standards to increase retaining wall height up to 9 feet (two 4.5 foot tiered retaining walls for a total of 9 feet) where 3 feet is the maximum. Please see below increase of fill for justification.

As part of this design review, we respectfully ask for approval for an increased fill of up to 12 feet where 3 feet is the standard. The existing grade of the subject site currently sits at 10ft over Russell Road. Russell Rd itself drops 15ft in grade from the West to the east along the subject property. The westernmost

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building's finished floor is placed at the existing grade. From that point the site is designed to be able to meet ADA access requirements from the public right of way. The existing steep grades along Russell necessitate that, this requirement be best achieved from Rogers St. The site sections show up to 12' of fill at a point where the site naturally drops significantly from its property line to a point in the site and continues towards the NE at Russell Road. Due to the steep nature of the site and the need to maintain a driveable emergency entry/exit and ADA pedestrian path, the site will remain at the predominant existing elevation and fill in the existing slope/wash area. The site is proposed to be retained while giving an amply long drive aisle to Russell road so acceptable entry/exit slopes can be maintained.

The proposed Tavern Building will be 5,000 sq. ft. and stands 31'-6" high. The proposed Restaurant with Drive-Thru Building will be 2,400 sq. ft and stands 34'-9" high. The proposed Retail Building will be 4,800 sq. ft. and stand 32'-7" high. The design intent, color scheme, and finishes are to harmoniously blend with the existing developments in the surrounding area. The site is accessible from Rogers St. via 36'-0" driveway and Russell Rd. via 36'-0" driveway, as well as ADA compliant pedestrian walkways.

Where 97 parking spaces are required, a total of 97 spaces are provided, including 4 car and 2 van accessible spaces. A total of 4 bicycle spaces per building are provided within 100 feet of all building entrances. All parking can be easily accessed by customers and employees via walkways located at building entrances. As shown on site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

There are 2 proposed trash enclosures, which will have 6-foot-high CMU walls finished to match the proposed buildings. An open lattice cover over the trash enclosure will be provided which consists of tube steel beams and columns to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this proposed Tavern, Restaurant, and Retail buildings will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio Comparan,
SCA Design

EASEMENTS
(TITLE 30)

RUSSELL RD/ROGERS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0354-RUSSELL & ROGERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Rogers Street and Arville Street within Paradise (description on file). MN/gc/tk (For possible action)

RELATED INFORMATION:

APN:
162-31-102-001

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the east and south property lines and a 3 foot wide government patent easement along the west property line. The applicant states that the government patent easements are not needed for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0521-10	Modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Office/warehouses
South	Business Employment	M-1 & R-E	Outside storage yard
East	Business Employment	M-1	Bank with drive-thru

Related Applications

Application Number	Request
UC-22-0353	A use permit for retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORTRESS EQUITIES, LLC

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE
PARKWAY #230, HENDERSON, NV 89052

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0354</u>	DATE FILED: <u>6/8/22</u>
		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>7/12/22</u>
		TAB/CAC: <u>PARADISE</u>	
		PC MEETING DATE: <u>8/2/22</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Russell & Rogers LLC</u>
	ADDRESS: <u>4535 W. Russell Rd. #1</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-777-0010</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Fortress Equities LLC</u>
	ADDRESS: <u>5215 Ponderosa Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-777-0010</u> CELL: _____
	E-MAIL: <u>creyes@fortisre.com</u> REF CONTACT ID #: _____

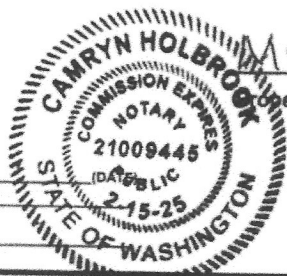
CORRESPONDENT	NAME: <u>Sergio Comparan</u>
	ADDRESS: <u>2525 W. Horizon Ridge Parkway, #230</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-719-2020</u> CELL: _____
	E-MAIL: <u>sergio@scadesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-102-001

PROPERTY ADDRESS and/or CROSS STREETS: Russell Rd. & Rogers St.

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.

Michael J Galatio
Property Owner (Signature)*



MICHAEL J GALATIO
Property Owner (Print)

STATE OF NEVADA
COUNTY OF King
SUBSCRIBED AND SWORN BEFORE ME ON 3-31-2022
By Michael J Galatio
NOTARY PUBLIC: Camryn Holbrook

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



TANEY ENGINEERING

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

April 27, 2022
Job No: FTS-21-001

Clark County Public Works
500 S Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter - Vacation
APN 162-31-102-001

To Whom It May Concern:

VS-22-0354

Vacation Description

The purpose of this letter and request is to vacate a portion of a patent easement reserved per patent number 1218895. We are vacating the patent along the west, south, and east boundary of our site. We are vacating the patent because it is not needed for our proposed commercial development.

A legal description, exhibit, site plan, patent and supporting documents have been provided for your review.

We are hopeful that this letter clearly describes the project and the intent of the proposed development.

If you have any questions or need any additional information, please do not hesitate to contact this office.

Sincerely,

Rebecca Chiriboga

OFFICE BUILDING
(TITLE 30)

EASTERN AVE/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0359-ANTHONY PAGLIA INJURY LAWYER LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking space dimensions; and 2) eliminate the required sidewalk to separate buildings from pavement for parking aisles or spaces.

DESIGN REVIEWS for the following: 1) office building; 2) modifications to an existing parking lot; 3) permit an existing freestanding sign; 4) permit existing roof signs; 5) increase the number of existing wall signs; 6) permit an existing animated sign (video unit); and 7) comprehensive sign plan in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. JG/md/tk (For possible action)

RELATED INFORMATION:

APN:

162-25-310-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the length of automobile parking spaces to 16 feet where a minimum length of 18 feet is required per Section 30.60.050 (an 11.1% reduction).
2. Eliminate the required 5 foot wide sidewalk used to separate buildings from pavement for parking aisles or spaces where a sidewalk is required per Section 30.60.050.

DESIGN REVIEWS:

1. Office building.
2. Modifications to an existing parking lot.
3. Permit an existing freestanding sign where not permitted per Table 30.72-1.
4. Permit 2 existing roof signs where not permitted per Chapter 30.72.
5. Increase the number of existing wall signs per building elevation to 3 where 1 wall sign per building elevation is permitted per Table 30.72-1.
6. Permit an existing animated sign (video unit) where not permitted per Table 30.72-1.
7. Comprehensive sign plan for existing and proposed signs.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5358 S. Eastern Avenue
- Site Acreage: 1
- Project Type: Office building & parking lot modifications
- Number of Stories: 1 (existing)/2 (proposed)
- Building Height (feet): 33 (proposed office building)
- Sign Height (feet): 16 (existing freestanding sign)/3 (existing roof signs)
- Sign Area (square feet): 20 (animated)/64 (overall freestanding sign, including animated area)/45 (roof sign)/15 (wall)
- Square Feet: 2,800 (existing office building)/4,976 (proposed office building)
- Parking Required/Provided: 32/39

Site Plans

The plans depict an existing 1 story office building (converted single family residence) centrally located within the project site in addition to a proposed 2 story office building located along the south portion of the project site. The existing 1 story office building has the following setbacks: 1) 44 feet from the west property line, along Eastern Avenue; 2) 42 feet from the north property line adjacent to a retail building; 3) 70 feet from the south property line adjacent to an office building; and 4) 97 feet from the east property line adjacent to existing single family residential development. An attached patio cover extending the length of the existing office building is located on the east side of the structure. The proposed 2 story office building has the following setbacks: 1) 57 feet from the west property line; 2) 179 feet from the north property line; 3) 10 feet from the south property line; and 4) 21 feet (first floor) and 61.5 feet (second floor) from the east property line. The proposed office building is located 32 feet south of the existing office building. The modifications to the existing parking lot include the following: 1) the reconfiguration of 31 existing parking spaces with 8 additional parking spaces; 2) a designated area for the required trash enclosure; 3) a minimum driveway throat depth of 25 feet; and 4) the addition of a two-way circular vehicle drive aisle, measuring a minimum of 24 feet in width, servicing the office development. The proposed trash enclosure is located on the east side of the existing office building with a minimum setback of 58 feet from the residential development to the east. The modifications to the existing parking lot necessitate the following waivers of development standards: 1) eight parking spaces, located along the north property line, measure 16 feet in length; and 2) the required 5 foot wide sidewalk between the north and south sides of the existing office building and the parking/vehicle drive aisle. Five foot wide pedestrian walkways connect the existing and proposed office building to the attached 5 foot wide sidewalk along Eastern Avenue. The project site requires 32 parking spaces where 39 parking spaces are provided. Access to the site is granted via an existing commercial driveway located at the northwest corner of the site and a proposed commercial driveway located at the southwest corner of the site, adjacent to Eastern Avenue.

Landscaping

The plans depict an existing landscape area measuring a minimum of 15 feet in width along Eastern Avenue. Five trees will be planted 30 feet on center within the street landscape area, in

addition to the shrubs and groundcover. Parking lot landscaping, consisting of large and medium trees is equitably distributed throughout the interior of the site. A landscape area, measuring a minimum of 10 feet in width with an existing 6 foot high block wall is located along the east property line of the project site adjacent to the existing single family residential development. Twenty-four inch box large Evergreen trees are planted 18 feet on center within the landscape area. Furthermore, an intense landscape buffer per Figure 30.64-12 measuring 21 feet in width is located at the southeast corner of the site between the proposed office building and the single family residential development. A double row of large Evergreen trees are planted a minimum of 8 feet on center within this landscape area.

Elevations

The plans depict a proposed office building measuring between 14 feet to 33 feet in height to the top of the pitched concrete tile roof. The overall appearance of the office building is residential in nature, consisting of a stucco exterior with decorative stone veneer elements appearing on the base portions of the building. The east elevation (front entrance) of the 2 story building, oriented towards Eastern Avenue, consists of a stucco exterior with windows on the first and second stories of the office. Two separate balcony areas located on the second floor are depicted on the east elevation. The north, south, and east elevations feature a stucco exterior with multiple windows. The second story portion of the office building, as depicted on the east and west elevations, is set back 66 feet from the east property line adjacent to the single family residential development. The proposed office building will consist of neutral colors matching the color palette of the existing office building.

Floor Plans

The plans depict a proposed 2 story office building measuring 4,976 square feet in area. The first floor of the office building includes multiple offices, an administrative office, waiting and reception area, breakroom, conference room, restroom facilities, and a mock courtroom. The second floor of the office building features multiple offices, restroom facility, conference room, and production room. Separate balcony areas are located at the northwest and southwest corner on the second floor of the office building oriented towards Eastern Avenue. The first floor of the office building measures 106 feet in length (east/west) while the second floor measures approximately 66 feet in length (east/west).

Signage

The existing signs that are included with the comprehensive sign plan were approved via permit BD21-05244. Per the Development Code, a comprehensive sign plan is required for development with the C-P zoning district. The existing freestanding sign measuring 16 feet in height is located at the northwest portion of the site with a setback of 10 feet from the west property line adjacent to Eastern Avenue. The freestanding sign measures 64 square feet in area that includes an animated (video unit) sign measuring 20 square feet. Two existing roof signs are affixed to the roof of the existing single story building. Each roof sign measures 3 feet in height with an area of 45 square feet. One roof sign is located on the northwest side of the existing office building while the second roof sign is located on the southwest side of the building. Both roof signs are oriented towards Eastern Avenue and are designed as LED illuminated black light boxes. The cumulative area of the 2 roofs signs is 90 square feet. Three wall signs each measuring 15 square feet with a cumulative area of 45 square feet are located on

the west side of the existing office building oriented towards Eastern Avenue. The wall signs are designed as wall mounted light boxes that are internally illuminated. A single wall sign, measuring 30 square feet in area is proposed on the second story west elevation of the proposed office building. This wall sign will also be oriented towards Eastern Avenue.

Applicant's Justification

The applicant is requesting to eliminate the sidewalk requirement at the south end of the existing building. Due to the location of the existing building and the required driveway and fire lane dimensions, there is not enough space to locate the sidewalk. In lieu of the sidewalk a landscape planter varying in width from 3 feet to 5.75 feet is proposed. Furthermore, the applicant requests to eliminate the sidewalk requirement on the north end of the existing building and reduce the depth of 8 parking spaces to 16 feet. Due to the location of the existing building and the required driveway and fire lane dimensions, there is not enough space to locate the sidewalk or provide 18 feet deep parking spaces. In lieu of the sidewalk a landscape planter varying in width from 1 foot to 3 feet has been proposed. The site has 7 parking spaces in excess of the Code required parking spaces. The 8 reduced depth parking spaces will not impact the overall parking arrangement. The applicant states proposed use is compatible with adjacent uses in terms of design and operating characteristics and will not adversely affect the value of other properties in the area. The proposed uses will not have a negative impact on public safety, transportation or utility services for any adjacent development. If approved, this project will be an asset to the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0688-15 (WC-0111-16)	Waiver of conditions requiring a commercial driveway to be approved by staff and to replace an existing par driveway with a commercial curb return - expired	Approved by PC	October 2016
UC-0688-15	Place of worship - expired	Approved by PC	December 2015
ZC-046-80	Reclassified the project site to C-P zoning with a conversion of a single family residence to a dentist office	Approved by BCC	May 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Retail building
South	Neighborhood Commercial	C-P	Office building
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Neighborhood Commercial	R-1 & CRT	Single family residential & office buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1 & Design Review #2

Staff recognizes the reduced length to the 8 parking spaces is necessary to accommodate the required two-way drive aisle width of 24 feet. However, staff is concerned oversized vehicles such as pick-up trucks, could extend into the drive aisle creating potential conflicts. Staff typically does not support requests for alternative parking space dimensions. Staff is also concerned with the location of the proposed accessible parking space located at the southwest corner of the existing office building. The office building creates a potential blind spot for vehicles reversing into the drive aisle from the accessible space. Therefore, staff cannot support these requests.

Waiver of Development Standards #2

The request to eliminate the required sidewalks along the north and south sides of the existing building is necessary to maintain the minimum two-way vehicle drive aisle width of 24 feet. Furthermore, a proposed 5 foot wide internal sidewalk connects the existing and proposed office building to the attached sidewalk along Eastern Avenue. The safety of pedestrians should not be jeopardized with the elimination of the required sidewalks adjacent to the existing building. Staff does not anticipate any negative impacts with this request. However, since staff does not support waiver of development standards #1, staff does not support this request.

Design Review# 1

Staff finds the proposed office building complies with Goal WP.3 from the Master Plan which encourages the revitalization of established employment centers and commercial corridors in Winchester/Paradise. Eastern Avenue is an arterial street that serves as a major thoroughfare for a variety of commercial and light industrial uses. Staff finds appropriate design criteria has been incorporated into the proposed office building to mitigate any potential impact to the adjacent single family residences. The proposed office building consists of a pitched concrete tile roof, a stucco exterior, and a stone veneer base which is compatible with the existing office building and the adjacent residential development. Furthermore, the second story of the proposed office building is set back 61.5 feet from the east property line. An intense landscape buffer, per Figure 30.64-12 is also provided at the southeast corner of the project site for additional mitigation. Staff does not anticipate any potential impacts to the surrounding land uses and properties with the proposed development. However, since staff does not support other portions of this application, staff does not support this request.

Design Reviews #3 through #7

Staff typically does not support excessive signage within the C-P zoning district, including freestanding signs with animation, multiple roof and wall signs. However, since the existing signs were properly permitted via permit BD21-05244, staff can support these requests.

Staff Recommendation

Approval of design reviews #3 through #7; denial of waivers of development standards, and design reviews #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Extend the median 50 feet south of the point of curve of the south side of the northern driveway;
- If required by Public Works - Development Review, remove the parking space to the southwest side of the existing building due to lack of visibility from drivers proceeding west towards the southern driveway.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0086-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ANTHONY PAGLIA
CONTACT: ROBERT MESSIANA, JAWA STUDIO LTD., 107 E. CHARLESTON
BOULEVARD, SUITE 250, LAS VEGAS, NV 89104

DRAFT



LAND USE APPLICATION

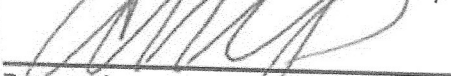
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

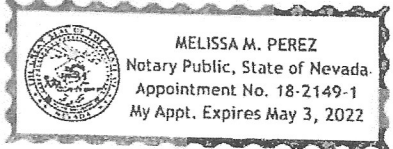
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0359</u> DATE FILED: <u>6/7/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>7/12/22</u> PC MEETING DATE: <u>8/2/22 @ 7:00 P.M.</u> @ 7:00 P.M. BCC MEETING DATE: <u>-</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>ANTHONY PAGLIA INJURY LAWYER L T D</u> ADDRESS: <u>5358 S Eastern Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-830-7070</u> CELL: _____ E-MAIL: <u>apaglia@anthonypaglia.com</u>
	APPLICANT NAME: <u>ANTHONY PAGLIA INJURY LAWYER L T D</u> ADDRESS: <u>5358 S Eastern Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-830-7070</u> CELL: _____ E-MAIL: <u>apaglia@anthonypaglia.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jawa Studio, Ltd</u> ADDRESS: <u>107 E Charleston Blvd, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-598-1723</u> CELL: <u>702-592-0281</u> E-MAIL: <u>robert@jawastudio.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16225310018
 PROPERTY ADDRESS and/or CROSS STREETS: 5358 S Eastern Avenue
 PROJECT DESCRIPTION: New two story office building

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


 Property Owner (Signature)* Anthony Paglia
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 01/17/2022 (DATE)
 By Anthony Paglia
 NOTARY PUBLIC: Melissa Perez



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



architecture • interior design

107 e charleston blvd suite 250 las vegas nv 89104
702.598.1723 • mail@jawastudio.com

March 3, 2022

Clark County
Comprehensive Planning Department
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: New Building – Paglia Law (APN 162-25-310-018)
APR-22-1000878

Dear Sir or Madam,

We respectfully request planning department approval for the above referenced project. The proposed development is on the same property and adjacent to the applicant's existing office building. This project will serve as an expansion of the existing facility.

The following uses are being proposed:

- Office

We are requesting the following approvals.

- Design review

PLANNER
COPY

We are requesting the following waiver of development standards.

- Omit sidewalk required per 30.60.15 at the South end of existing building
 - Due to the location of the existing building and the required driveway and fire lane dimensions, there is not enough space to locate the sidewalk. In lieu of the sidewalk a landscape planter varying in width from 3'-0" to 5'-9" has been proposed.
- Omit sidewalk required per 30.60.15 at the North end of existing building and reduce the depth of 8 parking space to 16' where 18' is required.
 - Due to the location of the existing building and the required driveway and fire lane dimensions, there is not enough space to locate the sidewalk, or provide 18' deep parking spaces. In lieu of the sidewalk a landscape planter varying in width from 1'-0" to 3'-0" has been proposed. The site has 7 parking spaces in excess of the code required spaces. The 8 reduced depth parking spaces will not impact the overall parking arrangement.

The proposed use is compatible with adjacent uses in terms of design and operating characteristics and will not adversely affect the value of other properties in the area. The proposed uses will not have a negative impact on public safety, transportation or utility services for any adjacent development. If approved, this project will be an asset to the neighborhood.

Should you have any questions or require additional information, please feel free to contact our office. Thank you.

Sincerely,

Robert Messiana

AIRPORT FACILITIES
(TITLE 30)

LAS VEGAS BLVD S/FOUR SEASONS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0362-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify approximately 34.0 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone to a P-F (Public Facility) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.

Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise (description on file). JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-28-401-004; 162-28-401-019; 162-28-402-007 through 162-28-402-009; 162-33-101-003; 162-33-101-012; 162-33-101-015

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement) along Haven Street where required per Chapter 30.52.
- b. Waive full off-site improvements (streetlights, sidewalk, curb, gutter and partial pavement) along Four Seasons Drive where required per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 34
- Project Type: Airport expansion

Site Plan

The Clark County Department of Aviation (DOA) has applied for a zone change and waiver of development standards for those parcels identified to develop the newly acquired parcels consistent with existing airport facilities. According to the applicant, the zone change request and proposed development are needed to accommodate existing aeronautical demand safely and efficiently at the Harry Reid International Airport, specifically for general aviation and charter aircraft operations. The zone change would allow the DOA to develop the parcels to

accommodate existing aircraft demand safely and efficiently during the frequent and overlapping large scale events that take place in Las Vegas. As of application submittal, no site development plans were submitted and the DOA intends to submit future design of land use improvements pending discussion with Clark County related to entitlements and requirements. The current zoning of all the parcels is H-1 (Limited Resort and Apartment) with a request to change the zoning to P-F (Public Facility) and is a conforming zone change.

Landscaping

Landscape design is currently conceptual and final design has not yet been initiated.

Elevations

Site design and elevations are currently conceptual and a final design has not yet been initiated.

Floor Plans

Site design and floor plans are currently conceptual and a final design has not yet been initiated.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed development would be entirely within DOA owned property and consistent with the existing environment and character of the area. The change in land use would be consistent with the objectives of Title 30 and the most recent Master Plan. The intended use for the parcels is for airport purposes and would not impact adjacent properties which include existing airport property, industrial uses, and commercial uses along the urbanized development of Las Vegas Boulevard South. The initial proposed phase of development and any future phases of development would be consistent with the aesthetics of the existing airport and surrounding urban setting and would not result in visual impacts to adjacent properties. Operations and lighting would be consistent with the existing airport environment and would not result in any noticeable impacts to nearby commercial developments.

A documented Categorical Exclusion is being prepared by DOA in accordance with Federal Aviation Administration regulations. Upon Federal Aviation Administration approval, construction is anticipated to begin in April 2023 and is expected to be completed by November 2023. Therefore, the request for the Zone Boundary Amendment Conforming (without design plans) and coordination with the County related to any necessary entitlements is requested as soon as possible so that design may proceed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0865	Recreational/events center/temporary outdoor commercial event	Approved by BCC	December 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0526-15	Vacated and abandoned a 30 foot wide portion right-of-way being Las Vegas Boulevard South along the west property line and a 3 foot wide portion of right-of-way being Dewey Drive along the south property line - recorded	Approved by PC	October 2015
ZC-0361-05	Reclassified 30 acres from H-1 (Limited Resort and Apartment) zoning to H-1 (Limited Resort and Apartment) (AE-65) zoning	Approved by BCC	April 2005
ZC-1733-00	Reclassified 48.7 acres from P-F to H-1 zoning	Approved by BCC	December 2012
ZC-0852-95	Reclassified 81 acres from H-1 (AE-65) zoning to P-F (AE-65) zoning and use permit for airport related uses, variances for setback, and sight zones	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Public Use	P-F	Airport hangers & airport uses
North	Entertainment Mixed-Use	H-1	Parking lot & undeveloped
West	Entertainment Mixed-Use	H-1	Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The subject site is within the Planned Land Use of Entertainment Mixed-Use area and adjacent to the Resort Corridor which is the prime activity center where hotels, casinos and other entertainment uses and professional and public uses are located. The zone change represents a conforming zone change and the proposed development of the site as indicated by the applicant will be consistent with the development and uses within the immediate area. The proposed zone change will allow DOA to develop these parcels to accommodate future airport expansion to meet increased demand including airport hangers and facilities. The proposed zone change complies in part with Policy WP-2.4, Resort Corridor Transit Service to work with public and private partners on the expansion of high frequency transit service along the Resort Corridor, as well as to and from other major destinations within Clark County and Policy WP-3.3: Airport Compatible uses, to encourage and ensure compatibility of airport operations with the immediate area. Staff can support this request.

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards #1a

Staff does not object to the waiver of off-site improvements on Haven Street. Public Works and the Department of Aviation are working on a plan for the future of Haven Street and full off-site improvements are not contemplated as being needed in the future.

Waiver of Development Standards #1b

Staff does not object to the temporary deferral of off-site improvements on Four Seasons Drive for Phase 1 of the development (apron pavement). In the future, Four Seasons Drive will be required to be improved with full off-site improvements.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Four Seasons Drive shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION)

CONTACT: HNTB, 2900 S. QUINCY ST., SUITE 600, ARLINGTON, VA 22206

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-22-0362</u> DATE FILED: <u>6/9/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/18/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/3/22</u> FEE: <u>aviation</u>
	PROPERTY OWNER NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>PO Box 11005</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111-1005</u> TELEPHONE: <u>702-261-4525</u> CELL: <u>N/A</u> E-MAIL: <u>Rosemaryv@lasairport.com</u>
	APPLICANT NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>PO Box 11005</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111</u> TELEPHONE: <u>702-261-3579</u> CELL: <u>702-468-3371</u> E-MAIL: <u>jenniferl@lasairport.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Caroline Pinegar (HNTB)</u> ADDRESS: <u>2900 S. Quincy St., Suite 600</u> CITY: <u>Arlington</u> STATE: <u>VA</u> ZIP: <u>22206</u> TELEPHONE: <u>703-824-5100</u> CELL: <u>703-402-7345</u> E-MAIL: <u>cpinegar@hntb.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-28-402-008; 162-28-402-009; 162-28-401-19; 162-28-401-004; 162-28-402-007; 162-33-101-012; 162-33-101-003; 162-33-101-15

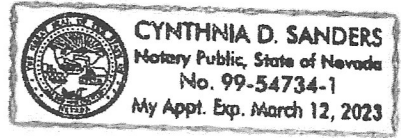
PROPERTY ADDRESS and/or CROSS STREETS: 5613 Haven St. and adjacent parcels, Las Vegas, NV 89119

PROJECT DESCRIPTION: ZC from Limited Resort and Apartment (H-1) to Public-Facility (P-F). See attached project description.

(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. (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.

Rosemary A. Vassiliadis
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 18, 2022 (DATE)
 By Rosemary A. Vassiliadis
 NOTARY PUBLIC: Cynthia D. Sanders



14

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

Land Use Application Submittal

Clark County Department of Aviation

APN Nos. 162-28-402-008; 162-28-402-009; 162-28-401-19; 162-28-401-004;
162-28-402-007; 162-33-101-012; 162-33-101-003; 162-33-101-15

Justification Letter

The Clark County Department of Aviation (CCDOA) requests a **Zone Boundary Amendment-Conforming (ZC)** (without design plans) and to coordinate with Clark County on any needs for entitlements for eight parcels (Assessor Parcel Nos. 162-28-401-019, 162-28-402-008, 162-28-402-009, 162-28-401-004, 162-28-402-007, 162-33-101-012, 162-33-101-003, 162-33-101-015) on Harry Reid International Airport (LAS) property. Site design is currently conceptual and final design has not yet been initiated. However, the initial phase of proposed development (see attached Conceptual Site Plan) is expected to include airside improvements (aircraft parking apron, associated security fencing, drainage improvements, utility relocations, and high mast lighting in excess of 25 feet), and landside improvements (private roadway). The private roadway would run north-south and connect Four Seasons Dr. with Dewey Dr. to provide vehicle access to the signalized intersection at Four Seasons Dr. and S. Las Vegas Blvd. As more detailed plans for future phases of development are determined, additional plans for design review and approval will be submitted to Clark County. The CCDOA intends to advance the design of future facilities pending discussion with Clark County related to entitlements and requirements.

The CCDOA is also requesting a **Waiver of Development Standards** for completing half-street off-site improvements for Haven St., currently County (public) right-of-way. Haven St. borders LAS property in the vicinity of the ZC request, and abuts Parcel No. 162-28-401-019 to the east. During future re-mapping of LAS Airport, it is expected the CCDOA will request a vacation of Haven St. ROW from Clark County to acquire it as a private roadway (e.g., LAS property). CCDOA also requests a **Waiver of Development Standards** for completing half-street off-site improvements for Four Seasons Dr., which borders the group of parcels to the north, since the Airport's apron development is not directly abutting ROW on the north. During future phases of airport development, once pavement is extended to the north and abuts Four Seasons Dr., off-site completion will be completed by CCDOA. It is anticipated that the proposed private north-south roadway connecting Four Seasons Dr. and Dewey Dr. shown in the Conceptual Site Plan, will require construction of standard driveways and associated curb returns. CCDOA is requesting the driveway construction and any public utility modifications be addressed under a Clark County Encroachment Permit.

A ZC is requested in order to develop the newly acquired parcels consistent with existing airport facilities. The ZC and proposed development are needed to safely and efficiently accommodate existing aeronautical demand at LAS, specifically for General Aviation (GA) and charter aircraft operations. Existing apron parking space (for aircraft parking) is constrained and frequently at maximum capacity. This results in aircraft idling on apron parking areas for extended periods of time as well as a large volume of aircraft tows and movements to facilitate ingress and egress to/from existing aprons. The ZC would allow the CCDOA to develop the parcels to accommodate existing aircraft demand safely and efficiently during the frequent and overlapping large-scale events that take place in Las Vegas. The initial phase of development, detailed in the Project Description, is proposed by CCDOA in anticipation of future phases of development, which is expected to include airplane hangars and facilities designed and constructed by private developers.

The current zoning of all the parcels is Limited Resort and Apartment (H-1). According to the November 2021 Clark County Comprehensive Master Plan, the designated future/planned use is

Land Use Application Submittal

Clark County Department of Aviation

APN Nos. 162-28-402-008; 162-28-402-009; 162-28-401-19; 162-28-401-004;
162-28-402-007; 162-33-101-012; 162-33-101-003; 162-33-101-15

Public Use (PU), which is considered a conforming zoning district with the current H-1 parcel zoning and with the proposed parcel zoning (Public-Facility [P-F]). The anticipated development would be consistent with the purpose of the P-F Public Facility District which is "...established in order to provide for the location and development of sites suitable for necessary public buildings, structures and uses, and related private buildings, structures, and accessory uses."¹ Proposed development will conform to the development and design standards for such use. Thus, the request for the ZC and proposed development would be consistent with plans, goals, policies, and local controls that have been adopted and govern over the property.

The proposed parcels and development included in the request for a ZC would be entirely within CCDOA owned property and consistent with the existing environment and character of the area. The change in land use would be consistent with the objectives of Title 30 and the most recent Clark County Comprehensive Master Plan. The intended use for the parcels is for airport purposes and would not impact adjacent properties, which include existing airport property (airport-related uses), industrial uses, and commercial uses along the urbanized development of S. Las Vegas Blvd. The initial proposed phase of development and any future phases of development would be consistent with the aesthetics of the existing Airport and surrounding urban setting and therefore would not result in visual impacts to adjacent properties. Operations and lighting would be consistent with the existing airport environment and would not result in any noticeable impacts to nearby commercial development.

It is expected that existing overhead power lines traversing the site will require relocation to be underground. The power line duct relocation(s) would likely include crossing the concrete drainage channel either by: 1) boring a power duct under the concrete drainage channel or 2) cutting into the concrete channel, placing the power duct, and repaving. With the latter utility crossing option, the drainage channel would be temporarily impacted and be restored to its current condition. The channel is under the jurisdiction of Clark County and therefore extensive coordination with the Clark County Public Works Department and the Clark County Regional Flood Control District is expected during the design phase of the project to: 1) determine the appropriate method for storm water piping connections (if required), 2) obtain any necessary permits for the power utility crossing and 3) ensure that stormwater runoff from the project site will not impact water quality. This project does not propose to construct any bridge improvements across the channel.

There are no outstanding issues known with the ZC. A documented Categorical Exclusion (CATEX) is being prepared by CCDOA in accordance with Federal Aviation Administration (FAA) Order 1050.1F and FAA Order 5050.4B in relation to the development of this site as CCDOA plans to apply for Airport Infrastructure Grant (AIG) funds for eligible portions of the project site.

Upon FAA approval, construction is anticipated to begin in April 2023 and is expected to be completed by November 2023. Therefore, the request for the Zone Boundary Amendment-Conforming (without design plans) and coordination with the County related to any necessary entitlements is requested as soon as possible so that design may proceed.

¹ Clark County Title 30, Chapter 30.40: Zoning Base Districts, 30.40.290 Purpose of the P-F Public Facility District.