



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 27, 2024

7:00pm

Note:

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

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

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for August 13, 2024. (For possible action)
- IV. Approval of the Agenda for August 27, 2024 and Hold, Combine, or Delete any Items.

(For possible action)

V. Informational Items (for discussion only)

VI. Planning and Zoning

1. **UC-24-0376-6780 CABALLO STREET, LLC:**

USE PERMITS for the following: 1) to allow avocational/vocational training facility; and 2) to allow instruction/tutoring facility.

WAIVER OF DEVELOPMENT STANDARD to reduce parking for an existing commercial building on 2.27 acres in an IL (Industrial Light) Zone within Airport Environs (AE-60) Overlay. Generally located on the east side of Caballo Street and 320 feet south of Pilot Road within Paradise. MN/nai/syp (For possible action) **PC 9/3/24**

2. **UC-24-0378-TROCAM HOLDINGS, LLC:**

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate loading spaces; and 3) reduce and eliminate parking lot landscaping.

DESIGN REVIEW for a hotel on 3.06 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Cameron Street, 330 feet north of Tropicana Avenue within Paradise. MN/bb/syp (For possible action) **BCC 9/4/24**

3. **UC-24-0386-SEC 1910, LLC:**

USE PERMIT to allow a restaurant in conjunction with a food (salmon) processing facility on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue and 320 feet east of Spencer Street within Paradise JG/nai/syp (For possible action) **PC 9/17/24**

4. **WS-24-0388-RICHARDS, BLAKE & LINDSEY AUDREY EVE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a fence; 2) to allow a non-decorative fence along streets in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Russell Road and the west side of Shadowmesa Way within Paradise. JG/nai/syp (For possible action) **PC 9/17/24**

5. **WS-24-0408-USCLP NV SUNSET 1LLC:**

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

DESIGN REVIEW for site modification in conjunction with a proposed vocational education facility on 9.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Bruce Street and the south side of Sunset Road within Paradise. JG/bb/syp (For possible action) **PC 9/17/24**

6. **UC-24-0395-SAIA, GABRIEL GOMES JR. REVOCABLE LIVING TRUST & SAIA, GABRIEL GOMES JR. TRS:**
USE PERMITS for the following: 1) a museum; 2) a banquet facility; and 3) a recreational facility in conjunction with an existing cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/hw/syp (For possible action) **BCC 9/18/24**
7. **ZC-24-0381-4865 E. FLAMINGO, LLC:**
ZONE CHANGE to reclassify 0.73 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings. Generally located on the south side of Flamingo Road, 200 feet west of Boulder Highway within Paradise (description on file). TS/rk (For possible action) **BCC 9/18/24**
8. **ZC-24-0383-NEVADA OPPORTUNITY FUND, LLC:**
ZONE CHANGE to reclassify 0.44 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the west side of Nellis Boulevard, 50 feet south of Boulder Highway within Paradise (description on file). TS/gc (For possible action) **BCC 9/18/24**

VII. General Business (For possible action)

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

IX. Next Meeting Date: September 10, 2024.

X. Adjournment.

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



Paradise Town Advisory Board

August 13, 2024

MINUTES

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

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

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

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

Roxy Pais; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of July 30, 2024 Minutes

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

Approval of Agenda for August 13, 2024

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action) **PC 8/6/24**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

ADDED Conditions

- **Return to board in 6 months showing building process completed**

VOTE: 4-0 Unanimous

2. **WS-24-0292-KAIRO, KRISTJAN:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay. Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action) **PC 8/20/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **ET-24-400082 (UC-21-0636)-APEX LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a multi-family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) non-standard landscaping; and 3) alternative standards for perimeter fence. **DESIGN REVIEW** for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/dd/syp (For possible action) **PC 9/3/24**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

ADDED condition

- **Change date to complete from 10-18-25 to 10-18-26**

VOTE: 4-0 Unanimous

4. **UC-24-0345-4770 NEVSO, LLC:**
USE PERMIT for a vehicle paint/body shop on 3.32 acres in a CG (Commercial General) Zone. Generally located on the north side of Nevso Drive and 430 feet west of Cameron Street within Paradise. MN/jm/syp (For possible action) **PC 9/3/24**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **WS-24-0346-ROZAS, JONATHAN JESUS GONZALEZ & CHAPAY IRNA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.32 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palmdesert Way, 100 feet south of Shadowridge Avenue within Paradise. JG/mh/syp (For possible action **PC 9/3/24**)

Applicant withdrew application. Board gave applicant 30 days to remove the trapeze structure. Requested applicant to advise Planner in writing of the withdraw.

6. **WS-24-0366-VENETIAN VENUE PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action) **BCC 9/4/24**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

ADDED conditions

- 18 events maximum per year
- 14 days' notice prior to any event to be given to neighbors within 800 feet of Sphere
- Music playing hours to be 9:00a.m.-12:00a.m. New Year's Eve hours 9:00a.m.-1:00a.m.
- Noise not to exceed 87 decibels, Decibels to be measured at the property line

VOTE: 3-0

Philipp opposed

7. **ZC-24-0349-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **ZC-24-0350-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

ADDED condition

- The nonconforming use to be terminated

VOTE: 4-0 Unanimous

9. **ZC-24-0351-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

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

10. **ZC-24-0352-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc (For possible action) **BCC 9/4/24**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
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 August 27, 2024
- IX. Adjournment
The meeting was adjourned at 9:05 p.m.

09/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0376-6780 CABALLO STREET, LLC:

USE PERMITS for the following: 1) to allow avocational/vocational training facility; and 2) to allow instruction/tutoring facility.

WAIVER OF DEVELOPMENT STANDARD to reduce parking for an existing commercial building on 2.27 acres in an IL (Industrial Light) Zone within Airport Environs (AE-60) Overlay.

Generally located on the east side of Caballo Street and 320 feet south of Pilot Road within Paradise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-03-202-002

USE PERMITS:

1. To allow avocational/vocational training in an IL zoning per Section 30.03.05.B.
2. To allow tutoring facility in an IL zoning per Section 30.03.05.B.

WAIVER OF DEVELOPMENT STANDARD:

1. Reduce the number of parking spaces to 59 spaces where 97 spaces are required per Section 30.04.04D (40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6780 Caballo Street
- Site Acreage: 2.27
- Project Type: Avocational/vocational training and tutoring facility
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 31,000 (avocational/vocational training and tutoring facility)/32,000 (food processing)
- Parking Required/Provided: 97/59

Site Plan

The plan depicts a 63,000 square foot existing office/warehouse building. The southern half of the building is proposed to be used for avocational/vocational training and tutoring facility, while

the northern half of the building is being used for food processing. The site is accessed by 1 existing driveway on the east side of Caballo Street. There are 59 provided parking spaces where the requirement is 97 spaces. The applicant has requested a waiver to reduce the parking stall requirement.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict an existing 1 story office/warehouse building with a flat roof and made out of split pace concrete block. The height of the building is 28 feet. The west elevation shows the main entrance into the building along with 5 roll up doors.

Floor Plans

The total square footage of the proposed avocational/vocational training and tutoring facility is 31,000 square feet. The floor plan depicts there will be three soccer fields and one multi-sport hard court including basketball and pickleball. The soccer fields are approximately 4,000-4,500 square feet. The multi-sport hard court will be 5,000 square feet. The tutoring facility has a total square footage of 3,600 square feet which includes 2 offices, 2 classroom spaces, and a meeting room. The retail area is 450 square foot room that will be in the tutoring facility area. Lastly, the accessory fitness center has a total square footage of 3,600. The fitness area includes cardio and weight machines.

Applicant's Justification

The applicant states that Indoor 5 Soccer and Pente Academy will have soccer training classes for kids as young as a year and a half year old. The tutoring facility will be used only for the kids in soccer training program, to assist with their academic curriculum. This business will also have a fitness center as an accessory use and a retail as an accessory use to sell packaged food. The soccer training will be available every day from 9am till noon and from 3pm to 10pm. The tutoring facility will be available every day from 8:30am to 4pm. The only other business using the same parking lot is a food processing facility to make baby formula. The applicant explains because of the different hours of operations there will be enough parking for both businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0989-93	To waive the 6 foot zone boundary wall where adjacent to a residential zone; to allow the wall enclosed trash area within 50 feet of a residential zone; to waive the 6 foot pedestrian refuge in driveways over 40 feet in width	Approved	July 1993
VC-0988-93	To provide 53 parking spaces where 62 are required; To reduce the side property lines to 5 feet and 20 feet where 20 feet are required adjacent to residential zone	Approved	July 1993
ZC-0897-93	A zone change to reclassify from R-E to M-1	Approved	July 1993

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0160-91	Variance to maintain a business office within an existing residence and an outside storage yard for a building materials in an Re zone where an M-1	Approved	May 1993
VC-0029-90	A Variance to permit temporary outside storage of construction materials. To construct and maintain an approximate 17,900 square feet office/warehouse building, an approximate 12,100 square foot office/warehouse building and to convert an existing residence into 2,000 square feet of office	Withdrawn	June 1990
ZC-0012-90	A zone change to reclassify from R-E to M-D	Withdrawn	June 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60)	Office Complex
South & East	Business Employment	IL (AE-60)	Warehouse
West	Business Employment	IR (AE-60)	Warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

The Master Plan supports a mix of commercial, industrial, and other professional services, like the proposed training facility. The tutoring facility will only be available to the kids enrolled in the soccer training program. Staff does not anticipate any negative impact on surrounding uses. Staff recommends approval of the use permits.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the existing warehouse is separated into two spaces. One space is being used for food processing to make baby formula. This use needs 42 parking spaces. While the other warehouse space will be used by the Avocational/Vocational Training and Tutoring Facility which requires 78 total parking spaces. In total the property needs 97 parking spaces when there are only 59 existing parking spaces.

The hours of operation for the food processing business are from 7:00 a.m. to 3:00 p.m. The business hours for the Avocational/Vocational Training are 7:00 a.m. till 12:00 p.m. and then from 3:00 p.m. to 10:00 p.m. The applicant explains in his parking analysis that the morning training session, there will only be 2 classes available that only a total of 20 people can participate. This leaves 39 parking spaces available to be used. Because the food processing closes at 3:00 p.m. the afternoon training sessions will not affect the food processing business. Only 2 separate businesses will be sharing a parking lot and because of the different hours of operations and the services being offered, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: INDOOR 5 LLC
CONTACT: INDOOR 5 LLC, PO BOX 97333, LAS VEGAS, NV 89193

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-03-202-002

PROPERTY ADDRESS/ CROSS STREETS: 6780 Caballo Street Las Vegas 89119

DETAILED SUMMARY PROJECT DESCRIPTION

Applying for two use permits. One is for avocational/vocational training facility and one for Tutoring Facility in an IL zoning.

PROPERTY OWNER INFORMATION

NAME: 6780 Caballo LLC
ADDRESS: 9701 Wilshire Blvd., Suite 1110
CITY: Beverly Hills STATE: CA ZIP CODE: 90212
TELEPHONE: 3102095554 CELL 3106996511 EMAIL: diane@rdsinvest.com

APPLICANT INFORMATION

NAME: Indoor 5 LLC
ADDRESS: PO Box 97333
CITY: Las Vegas STATE: NV ZIP CODE: 89193 REF CONTACT ID #
TELEPHONE: 7028055805 CELL 7023217611 EMAIL: adam@indoor5.com

CORRESPONDENT INFORMATION

NAME: Adam Bieker
ADDRESS: 10612 Open Range Ct
CITY: Las Vegas STATE: NV ZIP CODE: 89179 REF CONTACT ID #
TELEPHONE: 7023217611 CELL 7023217611 EMAIL: adam@indoor5.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

6780 Caballo LLC - Robert Shipp Mgr 5/28/24
Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-240376
PC MEETING DATE 9/17/2024
BCC MEETING DATE _____
TAB/CAC LOCATION Paradise

ACCEPTED BY NAI
DATE 7/15/2024
Fee \$1,300.00

DATE 8/27/2024

To Whom It May Concern,

Indoor 5 LLC along with Pente Academy LLC, located at 6780 Caballo Street, Las Vegas, NV 89119, that has an IL (Industrial Light) zoning. We are applying for two use permits. One is for an Avocational/Vocational Training Facility in an IL zoning. The second use permit is for a Tutoring Facility in an IL zoning. There will also be two accessory uses. One is for retail, for selling packaged food. To be sure, we will not be prepping nor cooking any food items. The second accessory use is the fitness center because it only makes up 10% of the total floor plan. We are also applying for a Waiver of Development Standards to waive the parking requirement.

We have been operating at our current location on Dean Martin off Blue Diamond for 4 years. In that time, we have grown to serve over 2000 families a week through Indoor 5 Soccer and Pente Academy. We have a waiting list for all our programs and need a larger facility to continue to meet the needs of our players and families.

Indoor 5 LLC, doing business as Indoor 5 Soccer is a soccer training and fitness facility for all ranges and ages of participants from recreational programs in our Lil Kickers program starting as young as 18 months in parent and child classes that teach fundamental motor skills, to developmental classes, to advanced level training for competitive soccer athletes and professional players. We currently host multiple soccer clubs and assist in their training and are the fitness training partner for the Las Vegas Lights FC, the city's professional soccer team. The facility will have three 5 a side soccer fields, a multi-sport hard court for basketball, pickleball, futsal, and other hardcourt sports, a 2800 square foot fitness center, and a 500 square foot concession stand and pro shop. The hours of operation will be 8am to 10pm with programs operating from 9am to noon and 3pm to 10pm.

Pente Academy LLC, doing business as Pente Academy is a portion of our facility that is a classroom environment for home schooled, high level, junior high and high school soccer players, to have a space to do their schoolwork, with a tutor that is available to assist with their homeschool curriculum. Pente Academy works with these athletes for their fitness training as well as soccer training to allow them to play in the most competitive teams with the ability to travel and still attend to their studies. We will have 2 classrooms divided by age to serve the academy. The academy hours will be 8:30am to 4pm.

We are applying for this location as it is central to our customer base, allows our business to have incremental growth with a facility that is large enough and has the open floor plan to allow us to increase our indoor fields and amenities to continue to serve the growing needs for programs and our community.

Thank you!

Adam Bieker
Owner/General Manager
Indoor 5 Soccer / Pente Academy
adam@indoor5.com
702-321-7611

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0378-TROCAM HOLDINGS, LLC:

USE PERMIT for a hotel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate loading spaces; and 3) reduce and eliminate parking lot landscaping.

DESIGN REVIEW for a hotel on 3.06 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Cameron Street, 330 feet north of Tropicana Avenue within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-401-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a retaining wall to 6 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 100% increase).
2. Eliminate loading spaces where 2 are required per Table 30.04-7 (a 100% reduction).
3.
 - a. Reduce the number of parking lot landscape fingers where required for every 6 or 12 parking spaces per Section 30.04.04.
 - b. Eliminate parking lot landscape fingers where required per Section 30.04.04.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.06
- Project Type: 122 room transient and non-transient hotel
- Number of Stories: 4
- Building Height (feet): 47
- Square Feet: 48,660
- Parking Required/Provided: 86/119
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a proposed hotel that is accessed from 2 points along the shared private drive on the south side of the parcel. The shared drive connects Cameron Street with the shopping center to the west and south. The interior drive aisles are located in the parking lot and

wrap around the proposed hotel with parking spaces located along the northern property line and south of the hotel. An undeveloped area is shown on the east portion of the property on the east side of the hotel adjacent to Cameron Street. The hotel requires 86 parking spaces with 119 parking spaces provided. 9 parking spaces are dedicated to accessible parking and electric vehicle charging. An additional 21 parking spaces are designed to be electric vehicle parking capable stalls. Two 5 loop bicycle racks provide 10 total spaces. The primary entrance of the hotel faces the access drive aisle to the south.

Landscaping

The landscape plan depicts medium and large trees around the perimeter of the parcel and the immediate perimeter of the hotel development. The large trees located on the eastern and northern property lines are spaced 20 feet on center. The landscape strip adjacent to Cameron Street is 10 feet wide and the north property line landscape strip is 11 feet wide. The remaining interior landscape strips are between 5 feet and 13 feet wide. A pedestrian walkway is shown between the entrance of the hotel and the south drive aisle connecting to Cameron Street. There is no proposed pedestrian connection on the north side of the hotel. A waiver is requested because no landscape fingers are provided for the electric vehicle parking spaces located along the north property line and a landscape finger is not being installed in one of the southern parking area.

Elevations

The hotel consists of a 4 story, 47 foot high structure with wood frame and stucco EIFS siding. The building has stone veneer treatments that extend as high as the second floor façade. Portions of the façade incorporate fiber cement and stucco siding in several lighter tone colors. Shade structures are located over entrances at the north, south, east, and west sides of the building. Numerous return wall columns extend from the ground to the roofline of the building. There are several variations in the roofline with up to a 6 foot difference in height variation. A 12 foot high metal canopy area is provided on the north and south sides of the building to break-up the east plane of the façade. The main entrance faces. HVAC units are shielded on the roof by parapet walls. A drop off area with a 13 foot high porte cochere is located on the south side of the building at the main entrance to the hotel.

Floor Plans

The floor plans depict a 122 room hotel that is 245 feet in length from east to west and 84 feet wide from north to south. The hotel has interior hallways with a central elevator and stairwells located at the north and south sides of the building. The plans depict guest rooms on 4 levels. A variety of room types are offered with floor areas ranging between 281 square feet and 451 square feet. The main level of the hotel has a main entrance, meeting room, office, laundry room, and lounge area, accessible guest rooms, and building access at the north and south ends of the interior hallway.

Applicant's Justification

The hotel is 48,660 total square feet with 122 individual rooms intended for transient and non-transient rental. This type of hotel is typically known as an extended stay hotel that serves employers in the area, and the resort corridor area. The property will have 119 parking spaces where 86 spaces area required. A trash enclosure is located at the northwest corner of the

property as far from public view as possible. This property is elevated above the adjacent properties to the north and east. Required electric vehicle parking is located on the north side of the hotel with additional EV capable spaces for the future. Loading zones are not proposed with this development since the hotel only requires deliveries up to 2 times a week. The customer loading and unloading area at the porte cochere is proposed to be used for deliveries. An increase in wall height is needed along the north property line to retain fill on this property. The hotel will face south and will not face Cameron Street. There is an area of undeveloped land between the hotel and the street with landscaping between the north and south property lines to mitigate the side of the building facing the street. The shopping center to the west has a large parking lot adjacent to the west property line and will not be negatively impacted by the hotel or waiver requests. A 10 foot wide landscape area is provided along the north property line adjacent to the EV parking spaces in lieu of the required landscape fingers between parking spaces. The landscaping provided achieves the same objective and will reduce heat effects to achieve a sustainable development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0683-06	Reclassified from a C-2 to an H-1 zone for a future development	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CR	Hotel
South	Entertainment Mixed-Use	CG	Shopping center
East	Entertainment Mixed-Use	CR	Orleans resort hotel
West	Entertainment Mixed-Use	CG	Shopping center

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

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

The applicant indicates in their justification letter that the proposed hotel will cater to non-transient and transient guests targeting business travelers associated with nearby resort hotels and other businesses. All proposed guest rooms provide kitchens for meal preparation. The site is

only a few minutes' drive from the resort hotel corridor and Las Vegas Boulevard. Policy 5.1.3 of the Master Plan supports this type of development in support of general economic growth activity. The proposed site plan meets the intent of the Master Plan for maintaining neighborhood integrity through compatible development. The proposed hotel is adjacent to an existing hotel use, shopping center, and across the street from a resort hotel, and is appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Staff supports the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

The height of the proposed retaining wall is needed to accommodate the increased fill proposed for this property. The adjacent hotel to the north is already several feet below this site and the proposed grade. The additional increase of less than 3 feet of fill will not create a significant change in conditions for the surrounding uses. The difference between the existing condition and proposed condition is not significant in considering both properties have similar hotel uses. Staff supports waiver of development standards #1.

Waiver of Development Standards #2

The site plan shows a guest pick-up and drop-off area in front of the hotel. Although the area does not meet the standards for a loading space per Title 30, it can be used by a variety of vehicles. The applicant states the hotel use would require loading and unloading of smaller trucks approximately 1 or 2 times a week. For these reasons, staff can support waiver of development standards #2.

Waiver of Development Standards #3

The landscape plan depicts 19 parking lot trees with the additional shared street and perimeter landscaping. The site plan shows 30 parking spaces in a row along the north property line where at least 3 additional landscape islands are required. An area of 14 parking spaces in a row is located along the south property line where at least 1 landscape island is required. The loss of 4 landscape islands is off-set by the additional landscape materials provided within the site. The parking lot landscape pattern meets the intent of the Master Plan Policy 5.1.5, which supports investment in vacant lots in existing commercial centers and supports this type of development in this location. Staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed hotel with transient and non-transient guests is compatible with the existing shopping center on the west and south, and existing hotels on the north and east sides of the property. The parking adequately addresses the need generated by the hotel. Most non-transient guests of hotels are likely to have a vehicle and require parking during the entire stay. The adjacent hotel and commercial areas have a curb and landscape strip along the shared property lines to the north and west. There is no opportunity for shared cross access to or from the north or west property lines. Staff supports the design of the site.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic 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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0346-2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: TIM DETERS

**CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-19-401-014

PROPERTY ADDRESS/ CROSS STREETS: Tropicana Avenue & Cameron Street

Proposed Hotel

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Trocarn Holdings, LLC
 ADDRESS: P.O. Box 400458
 CITY: Las Vegas STATE: NV ZIP CODE: 89140
 TELEPHONE: 702-456-4562 CELL _____ EMAIL: rhuang@tridentdevelopment.com

APPLICANT INFORMATION

NAME: Tim Deters
 ADDRESS: 9555 Hillwood Drive Suite 110
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # N/A
 TELEPHONE: 702-545-0355 CELL 702-809-4154 EMAIL: td@trudevco.com

CORRESPONDENT INFORMATION

NAME: Jay Brown/Lebene Ohene
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 173835
 TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

*Correspondent will receive all project communication

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

 Property Owner (Signature)*

Rachel Huang
 Property Owner (Print)

2/22/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0378

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 07/16/24

BCC MEETING DATE 09/18/24

TAB/CAC LOCATION Paradise

DATE 08/27/24

9

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Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 9, 2024

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

UC-24-0378

Re: Applicant: TRU-B2G Hotel Portfolio, LLC
Tropicana Avenue & Cameron Street – Revision 2
Justification Letter:
Special Use Permit: Hotel with Kitchens – Transient and Non-Transient
Design Review:
Waivers of Development Standards:
Assessors' Parcel Number: 162-19-401-014

To Whom It May Concern:

On behalf of our Client TRU-B2G Hotel Portfolio, LLC, we respectfully submit the attached application package for a proposed hotel project (WoodSpring Suites) on a portion of the 3.06 acre parcel. The site is zoned Commercial Resort (CR) and is located on the west side of Cameron Street and 321 feet north of Tropicana Avenue.

Project Description:

The proposed hotel is 48,660 square feet, four stories and 45 feet 6.25 inches high with a total of 122 rooms located on the west side of Cameron Street and 321 feet north of Tropicana Avenue. Access to the site is from an existing shared driveway on Cameron Street. Cross access is provided to the development to the south via the shared driveway easement between the subject parcel and the developed parcels to the south. The hotel is setback 140 feet from Cameron Street and has no direct access to the Cameron Street frontage. The area of the parcel fronting Cameron Street is shown as not a part of this project. The proposed hotel caters primarily to transient guests and business travelers who may stay for extended periods of time to conduct business with major industries and employers in the area including the Resort Corridor. A total of 119 parking spaces are provided where 86 parking spaces are required by the Code. The required number of bicycle spaces are provided. The required number of EV spaces including the installed numbers are provided on the northern portion of the site. The trash enclosure is located on the northwestern portion of the site. The parcel is part of a parcel map with a shared access drive to south of the parcel. The existing parcels and development also provide cross access and previous approvals indicate that a parking is shared amongst the other parcels. An overall parking table is provided to show the total parking provided for the three parcels. The number of parking spaces provided for the existing center and the proposed hotel is a total of 270 spaces where 187 is required. The number of combined parking for the entire center is more than required because of the recalculation

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of the existing parking per the current code. The overall parking provided on the combined shopping center and future hotel is justified by the submitted Parking Analysis.

Landscaping:

An 11 foot wide landscape area with an existing attached sidewalk is depicted along Cameron Street. A pedestrian walkway with a minimum with a 13 foot wide landscape area is provided along the northern portion of the shared access driveway on the south property line. Along the west property lines, a minimum 11 foot wide landscape area is provided. A minimum 10 foot wide landscape areas is depicted along the north adjacent to an existing block wall. An 11 foot wide landscape area is provided along future east property line of the hotel site.

Elevations:

The proposed hotel is four (4) stories and 45 feet 6.25 inches feet high. The design of the building is the typical Wood Spring Suites branding and will be constructed with wood frames, clad with stucco finishes, including cement board EIFS of contrasting and complimenting colors, Accents include architectural features and enhancements including a combination of the following features: stone veers in contrasting colors stucco trims, parapets, metal awnings, architectural insets, fiber cement boards, soffit panels, low energy glass storefront windows with aluminum frames and painted door frames. A drop-off area with an up to 12.5 foot high canopy/porte cochere is provided on the southern facade of the building and is the front and entry to the hotel. The entry of the hotel faces south and has no direct frontage on Cameron Street. A second rear canopy/porte cochere is depicted on the north side of building to provide access to the parking area on the north side of the building The architectural design features, fenestrations, articulations, parapets, and tower elements comply with the design standards for a nonresidential development.

Floor Plans:

The square footage of the hotel rooms ranges from 281 to 451 square feet consisting of queen, double queen, and king suites. The reception, guest areas, meeting rooms, amenities and office staff areas are located on the first floor.

Sustainability Provisions Table:

1	Low Flow Plumbing Fixtures	1	Points
1	Trees: Provide 10% more than required by Title (1 pt)	1	1
1	Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)	1	1
	Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)		
	Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)		
	Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)		
	Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)		
	Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)		
	Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)		
1/2	Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	1/2	1/2
1	Cool Roofs: Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1	1
1	Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	1	1
1/2	Shade Structures: Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)		
	Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)		
	Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)		
1/2	Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	1/2	1/2
	Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)		
	Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)		
	Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)		
1/2	Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	1/2	1/2
	Alternative Energy: Cover 70% roof area in solar OR on-site solar generates 100% of project's energy OR Battery backup is provided. (2 pts for provide one of the 3)		
Total Points:			7
<i>Determined by Staff</i> Sustainability Compliant:			YES/NO
<i>Determined by Staff</i> Incentives Allowed:			YES/NO

A total of seven (7) sustainability provisions are incorporated into the design of the building and

the site. These include the following six (points) as outlined/required on the Table above: provision of 10% additional tree on the site; plants with 95% water efficiency distributed throughout the site; installing plans on the south and west sides of the building to achieve energy conservation/solar gains; providing a cool roof; building orientation with the roof oriented east-west with the required slope; shade structures for a portion of the building; daylight light strategies based on the location of windows, doors and shading to minimize artificial lighting and achieving low emissivity on south and west facing windows. Additionally, an alternative sustainability point is achieved by providing low flow plumbing fixtures for the building.

Signage is not a part of this application.

We respectfully request approval of the following applications for the proposed hotel:

Special Use Permit:

Transient and non-transient hotel rooms with Kitchens.

Justification:

The proposed hotel allows for transient and non-transient stays which is typically known as extended stay hotels that cater to business travelers that are typically located near large employment centers, airports, and hospitals. The use is appropriate and compatible with other uses in the area. Another extended stay hotel is located (Emerald Suites) is located just north of the subject site.

Waivers of Development Standards for the following:

- 1) Reduce the number of required loading spaces to zero (0) where two (2) are required.**

Justification:

This request is justified because of the size of the hotel, which consists of 122 rooms with limited staff. Delivery operations for this type of hotel are by vendors and delivery services that use small trucks and vans that can use the porte cochere/canopy or the parking spaces adjacent to the building for a short period of time. This type of hotel typically have deliveries once or up to twice a week, therefore, allowing alternative loading in an area such as a porte cochere/canopy will ensure that more parking is provided on the site and circulation is not impacted because small delivery trucks will not park in drive aisles. Additionally these small trucks and vans can utilize parking spaces adjacent to the hotel during the short time deliveries are made to the site.

- 2) Increase the retaining wall height up to 5.22 feet where a three foot high retaining wall is the standard along the north property line.**

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Justification:

The retaining wall is required along the full length of the of the north property line and ranging up to 5.22 feet (see the section plan). The combined wall height along the north property line is 11.22 feet. This request is necessary because the existing grade on this portion of the site is lower, therefore, the retaining wall is required to hold back the fill that is required to raise the site to accommodate the development. The request will not impact the adjacent site.

4. Waive the required pedestrian walkways from the rear parking area to the rear entry to the hotel.

Justification:

There is only one row of parking along the north property line and the rear entry is visible from the parking area which will reduce vehicular and pedestrian conflicts in this area. Additionally, a sidewalk is provided along the north side of the building within a short distance from the parking spaces. The pedestrians are not impacted because of the short distance from the parking spaces to the rear entrance and sidewalks along the building.

Design Reviews:

1. For a proposed hotel.

Justification:

The architectural design of the hotel including the building materials, accents and the architectural tower elements around the building provides architectural details that enhance the building. This project is appropriate and compatible with other uses and developments in the surrounding developments in the area.

2. Allow Alternative Parking lot landscaping.

Justification:

This alternate landscaping requested is minimal for the site. For alternative landscaping request is for both the overall site and the island design. The request for alternative parking lot landscaping is specifically for the northern portion of the site where most of the EV spaces are located. A 10 foot wide landscape area is provided along the north property line adjacent to the parking space in lieu of the required landscape fingers between parking spaces. The landscaping provided achieves the same objective of providing landscaping in the landscape fingers in this area will reduce heat effects to achieve a sustainable development.

3. Allow the entrance of the hotel to face south towards the access driveway and entry to the site where required to face the street frontage.

Justification:

The design of this building is oriented to face south towards the shared access driveway and the

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driveway to the site. Since this building does not directly face Cameron this orientation actually allows a better focal point into the site. The building is setback 140 feet from Cameron street, therefore, if the building faces the street, it will not achieve the reason the Code requires buildings to face a street especially when the area to the east is developed and blocks the entry. Additionally, if the entire parcel is developed at the same time the orientation of the hotel will not be an issue because the future project on the eastern portion of the parcel will front the street. The entry driveway and access to the hotel is landscaped and therefore enhances the site.

The proposed hotel and accompanying waivers will not negatively impact the site or area; are appropriate for the area and are compatible with the existing and developed uses in the immediate vicinity and entire area. The hotel will serve the businesses in the area and is in close proximity to Harry Reid Airport and will serve both guests, visitors and business travelers to the immediate area and the Las Vegas Valley.

We will greatly appreciate your review, consideration, and positive recommendation of the application package. Please contact me on (702-598-1429) if you have any questions or need any additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0386-SEC 1910, LLC:

USE PERMIT to allow a restaurant in conjunction with a food (salmon) processing facility on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Maule Avenue and 320 feet east of Spencer Street within Paradise JG/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-603-022

USE PERMIT:

To allow a restaurant in an IP Zone per Section 30.03.06.D.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.08
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 15,896 (food processing)/ 918 (restaurant)
- Parking Required/Provided: 22/28

History & Request

A design review and waiver of development standards was approved in December 2023 for a proposed food (salmon) processing facility (WS-23-0499). An extension of time application is scheduled to be presented to the Planning Commission on August 20, 2024 for the same application (ET-24-400078). Now the applicant wants to convert the showroom area into a restaurant that services smoked salmon sandwiches to customers.

Site Plans

The plans depict an approved food processing facility located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans show the building is in the central portion of the site, approximately 67 feet from the rear of the property, and between 25

feet to 28 feet from the interior sides. The building has a total square footage of 16,814. Access to the site is provided by 2 commercial driveways that access Maule Avenue spaced 75 feet apart. There are 12 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 28 parking spaces. The restaurant is located on the southwest corner of the building.

Elevations

The plans depict a 27.5 foot tall building. The exterior of the building will mainly consist of clay colored CMU block. Along the front, varying strips of light and dark CMU blocks will be provided to articulate the front façade. Access into the restaurant is through the door on the west portion of the front facade.

Floor Plans

The plans show that there will be 2 floors within the interior of the building. The first floor is 15,595 square feet and will primarily be a processing area. A large portion of the interior space is dedicated to freezing and refrigeration of the salmon received on-site with a 5,425 square foot freezer room located in the northeast portion of the building. Along the northwestern and western portions of the building are the processing areas with a total square footage of 3,944. In the southern and southwestern portion of the building there is a 918 square foot showroom that is being converted to a restaurant. On the second floor, there is a 1,219 square foot office space.

Applicant's Justification

Applicant has an existing food (salmon) processing facility. The applicant wants to convert the indoor showroom area into a restaurant to offer sandwiches and beverages to customers. As a result, they are applying for a use permit to allow a restaurant in an IP (Industrial Park) Zone. The required parking for the food processing facility and for the restaurant is 22 parking spaces. The property has a total of 28 parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400078 (WS-23-0499)	First Extension of Time for a waiver of development standards for a loading bay door within the side and reduce drive aisle width and design review for proposed food (salmon) processing facility in conjunction within an existing office/warehouse building	Scheduled for PC	August 17, 2024
WS-23-0499	Waiver of development standards for a loading bay door within the side and reduce drive aisle width and design review for proposed food (salmon) processing facility in conjunction within an existing office/warehouse building	Approved by PC	December 2023
ZC-1973-99	Reclassified from R-E to M-D zoning for a 20,700 square foot office/warehouse building	Approved by BCC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IP	Office, manufacturing, & warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the food processing facility use was approved by the Planning Commission on December 2023 (WS-23-0499). The applicant also complied with the Notice of Final Action by completing their Certificate of Compliance for landscaping. Also, the applicant submitted an Extension of Time to complete the food processing facility.

Although a condition of the use permit requires a restaurant to be accessory to an indoor use, and in this case the restaurant is a freestanding use; however, it is a complementary use to the previously approved food processing facility. Also, there is enough parking on the site for both uses. Staff doesn't anticipate any negative impacts to surrounding uses by adding a restaurant 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:

Comprehensive Planning

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

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: CFW, LLC

CONTACT: CANDICE CENTAZZO, CFW, LLC, 1910 E. MAULE AVENUE, LAS VEGAS, NV 89052

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-02-603-022

PROPERTY ADDRESS/ CROSS STREETS: E GAULE / SPENCER

DETAILED SUMMARY PROJECT DESCRIPTION

I am requesting a use permit for a limited service restaurant. Ideally, we would like to provide seating for a total of 16 customers indoors. However, if this is not feasible, we are open to offering takeout services only.

PROPERTY OWNER INFORMATION

NAME: SEC 1910 LLC
 ADDRESS: 11 Enterprise Ave North
 CITY: SECAUCUS STATE: NJ ZIP CODE: 07094
 TELEPHONE: _____ CELL 702 846 9443 EMAIL: cardice.oceanpeaksmokehouse.com

APPLICANT INFORMATION (must match online record)

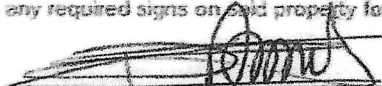
NAME: CFW LLC DBA Ocean Peak Smokehouse
 ADDRESS: 1910 E GAULE AVE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702 846 9443 EMAIL: cardice@oceanpeaksmokehouse.com

CORRESPONDENT INFORMATION (must match online record)

NAME: CARDICE CENTARO
 ADDRESS: 1910 E GAULE AVE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702 846 9443 EMAIL: cardice@oceanpeaksmokehouse.com

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

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


 Property Owner (Signature)

Didier M. AMIEL
 Property Owner (Print)

06/16/2024
 Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUD1 | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> LC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> EC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SUR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # UC-24-0386
 RECEIVING DATE 9/17/2024
 RECEIVING DATE Paradise
 DATE 8/27/24

ACCEPTED BY NAI
 DATE 7/22/2024
 FEES \$1,000.00

JUSTIFICATION LETTER

CFW LLC
 Ocean Pearl Smokehouse
 1910 E Maule Ave
 Las Vegas, NV, 89119
 Candice Centazzo, COO
candice@oceanpearlsmokehouse.com
 Cell (702) 846-9443

Comprehensive Planning Commission
 Clark County
 500 S Grand Central Parkway
 Box 551741
 Las Vegas, NV, 89155

July 1st, 2024

To whom it may concern,

Dear Sir, Dear Madam,

I am writing to request your consideration for a matter that requires your attention. Allow me to provide you with the necessary details.

We have recently constructed a new facility located at 1910 E Maule Ave, Las Vegas, NV 89119, with the purpose of producing high-quality smoked salmon and other fish products. The permit number for this facility is BD23-31324. I am applying for use permit to have an restaurant in an IP (Industrial Park) zoning.

In addition to our production area, we have allocated space for a showroom. We would like to offer our neighbors and other customers the opportunity to enjoy sandwiches made with our freshly smoked fish, as well as coffee. Given our location in an office area, we believe this service would be a valuable addition to the community.

Therefore, I am requesting a use permit for a limited-service restaurant. Ideally, we would like to provide seating for a total of 16 customers indoors. However, if this is not feasible, we are open to offering takeout services only.

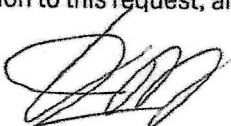
We strongly believe that this service will greatly benefit our neighbors. During our construction phase, we have fostered positive relationships with the surrounding businesses. We have also engaged the services of First Choice Tree Service for landscaping and Terminix for pest control to ensure a pleasant environment.

Furthermore, we have made enhancements to the landscaping area to conceal the loading dock, and we have created two islands in front of the building to improve its aesthetic appeal. Our facility provides a total of 28 parking spots, with 2 spaces reserved for individuals with disabilities.

The total square footage of the Building is 16814 square feet. The restaurant area will be approximately 900 square feet. The parking requirement for the restaurant is 1 per 150 square feet. As a result, the restaurant portion needs 6 parking spaces. The remaining portion of the building will be used as Food processing. The parking requirement for Food Processing is 1 per 1000 square feet up to 10000 sqft plus 1 per 2500 square feet over 10000 sqft. As a result, 16 parking spaces are required for the food processing portion. In total we need 22 parking spaces while there are 28 existing parking spaces.

I sincerely appreciate your attention to this request, and I hope that you will consider it favorably.

Best regards,
 Candice Centazzo, COO



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0388-RICHARDS, BLAKE & LINDSEY AUDREY EVE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a fence; 2) to allow a non-decorative fence along streets in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Russell Road and the west side of Shadowmesa Way within Paradise. JG/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-36-510-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a fence to 9 feet and 6 inches where 6 feet is the maximum allowed per Section 30.04.03.B (a 58% increase).
2. Allow a nondecorative fence along the streets where in the urban areas, fences and walls along a street shall be decorative per Section 30.04.03.B.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3190 Paintedhills Avenue
- Site Acreage: 0.24
- Project Type: Fence
- Fence Height (feet): 9 feet, 6 inches

Site Plan

The plan depicts an existing single-family residence on a 0.24 acre lot. The front of the house is facing south towards Paintedhills Avenue, and the rear of the house is abutting Russell Road to the north. The side property line abuts Shadowmesa Way to the east. The applicant has installed a non-decorative fence 6 inches away from the existing retaining and screen wall. The fence runs along the east, northeast, north, and west property lines within the side and rear yards.

Elevations

The plans depict a fence made of steel panels that is painted a light brown color to match the existing wall. The fence is consisting of metal panels. Each panel bottom half is open with steel columns on each side and the top half is solid steel. On the west elevation it shows the fence has a consistent height of 9 feet 4 inches. The north elevation shows that the height of the fence varies. Starting in the northwest corner, the fence stays 9 feet 4 inches tall for 24 feet in length. Next, the fence decreases in height to 8 feet 6 inches tall for approximately 37 feet in length. Then, the wall decreases in height again to be 7 feet 8 inches for approximately 79.5 feet in length. The east elevation shows that the fence has a consistent height of 7 feet 8 inches.

The existing retaining and screen walls are a maximum of 3 feet 9 inches high and a maximum of 4 feet and 4 inches high respectively, and are 6 inches away from the metal fence.

Applicant's Justification

The applicant states they built a non-decorative fence along the side and rear yards that varies in height. The single-family residence is located on a corner lot and the rear yard abuts Russell Road. The applicant explains on their side of the property, there is a higher finished grade. As a result, when you stand in the backyard, from the waist up, you are fully visible the public right-of-way (Russell Road). The purpose of building this fence is for additional privacy and safety purposes. The highest point of the fence is 9 feet 4 inches.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residence
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residence

Clark County Public Response Office (CCPRO)

There is an active case (CE22-30546) for building a fence without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff understands that the single-family residence has a higher grade level from the Russell Road and that the owners' main purpose was to have more privacy and security. However, the steel fence is not compatible to the house or surrounding area. The increased height and lack of decorative features may have adverse impacts on the neighboring properties, and significantly alter the appearance of the neighborhood perimeter and the street frontage along Russell Road. Also, staff realizes that increasing the existing wall height to 6 feet would provide more privacy and security, which would be permitted by the code; and the applicant has not provided any justifications as of why a fence taller than 6 feet is needed. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AUDREY LINDSEY

CONTACT: AUDREY LINDSEY, 3190 E. PAINTEDHILLS AVENUE, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162 36 510-001

PROPERTY ADDRESS/ CROSS STREETS: 3190 PAINTEDHILLS AVE. LAS VEGAS, NV. 80120. (PAINTEDHILLS/SHADOW MESA)

DETAILED SUMMARY PROJECT DESCRIPTION

requesting a waiver for the height of the fence to be at a maximum of 9' ft. 4" in when 6' ft is required per Section 30.04.03.B. We want to clarify that the wall ranges in height from the lowest point of 7' ft. 6 1/2 in. to the highest point of 9' ft. 4" in.
The ranges vary based on differences of the property elevations in its grading, planters, and variations of existing block wall heights.

The second waiver request is to have a non-decorative fence when fences in the urban area along a street wall shall be decorative per Section 30.04.03.
The steel panels are painted in a complimentary light brown color to match primary building and is 6" inches away from existing wall. According to Section 30.04.02 a redundant wall is for buffering and screening purposes. This fence is not applicable to buffering and screening situations listed in Section 30.04.03.

There is an active code enforcement CE22-30549 for building a fence without a permit, there is also an active building permit BD23-03656.

PROPERTY OWNER INFORMATION

NAME: Blake Richards and Audrey Lindsey
 ADDRESS: 3190 PAINTEDHILLS AVE.
 CITY: LAS VEGAS, STATE: NV. ZIP CODE: 89120
 TELEPHONE: 818-433-8741 CELL 818-433-8741 EMAIL: lindseya607@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Blake Richards and Audrey Lindsey
 ADDRESS: 3190 PAINTEDHILLS AVE.
 CITY: LAS VEGAS, STATE: NV. ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 818-433-8741 CELL 818-433-8741 EMAIL: lindseya607@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Blake Richards and Audrey Lindsey
 ADDRESS: 3190 PAINTEDHILLS AVE.
 CITY: LAS VEGAS, STATE: NV. ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 818-433-8741 CELL 818-433-8741 EMAIL: lindseya607@gmail.com

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

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

Blake Richards and Audrey Lindsey
 Property Owner (Signature)* (1)

Blake Richards, Audrey Lindsey
 Property Owner (Print)

2/21/24
 Date

PROPERTY STATUS

<input type="checkbox"/> AD	<input type="checkbox"/> AL	<input type="checkbox"/> FT	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> VS
<input type="checkbox"/> AS	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> Z
<input type="checkbox"/> AS	<input type="checkbox"/> DB	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # WS-24-0388

PERMIT DATE 9/17/2024

PROJECT NAME Paradise

ACCEPTED BY NAI

DATE 7/22/2024

FEES _____

DATE 8/27/2024

Date: June 28, 2024

Department of Comprehensive Planning-Zoning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155-1741

Re: Request for Waivers of Development Standard for a fence.
Project Address: 3190 Paintedhills Ave. Las Vegas, NV. 89120-3436
Parcel # 162-36-510-001

We are applying for a waiver request for the height of the fence to be at the maximum of 9' feet 4" inches when 6 feet is required per Section 30.04.03.8. We want to clarify that the wall ranges in height from the lowest point of 7' feet 6 1/2" inches to the highest point of 9' feet 4" inches. The ranges vary based on differences of the property elevations in grading, planters and variations of existing block wall heights.

The second waiver request is to have a non-decorative fence when fences in the urban area along a street wall shall be decorative per Section 30.04.03. The fence is made from steel panels that are painted in a complimentary light brown color to match the primary building. There is an active code enforcement CE22-30549 for building a fence without a permit; there is also an active building permit BD23-03656. The fence is 6 inches away from the existing wall. According to Section 30.04.02 a redundant wall is for buffering and screening purposes. This fence is not applicable to buffering and screening situations listed in Section 30.04.02.

Concern A- Wall Hoppers/Compromised Safety and Security. There are people hopping over the walls from the side bordering our neighbors and the rear.(see photos) When items from the other sides are dropped or thrown into our yard, oftentimes the items are retrieved from our yard without requesting our permission.

Concern B- Public Exposure-Visibility/Lack of Privacy. The existing block wall has a step down due to the slope of Russell Road. Because of this, when standing in the backyard we are in a (from the waist up view) of the public roadway from Russell Road and from the neighboring properties and pedestrians. Our exposure creates an unsafe distraction for passing street traffic and pedestrians. Our address is located on an elevated corner lot that borders Russell Road & Shadow Mesa Way which provides a clear view of the backyard and pool area (see photos).

The property is elevated above the street level of Russell Road and the block walls are much higher from Russell Road. than from where we stand in our backyard. As a result, we are even more visible to passing vehicles and foot traffic with no privacy when we are in the pool, spending time in the backyard or during times when the blinds are open.(see photos)

Concern C- Step downs of Existing Wall. The wall step downs increases our exposure and visibility to public view. The accessory structure currently in place has provided a level of privacy, security, a reduction in street noise and prevents pedestrians from unwanted/unwelcomed engagement in our conversations.

We are requesting approval for the accessory structure. This alternative was considered to be a better solution to water consuming plants surrounding the back yard. It will also prolong the life of the block wall as oppose to water rot.

Measurements:

West Wall

Tallest horizontal fence height from ground 9' 2 1/2"
Architectural feature height from ground 9' 4"

North Wall (1st panel)

Tallest horizontal fence height from ground 9' 2 1/2"
Architectural feature height from ground 9' 4"

North Wall (2nd panel -1st step down)

Tallest horizontal fence height from ground 8' 4 1/2"
Architectural feature height from ground 8' 6"

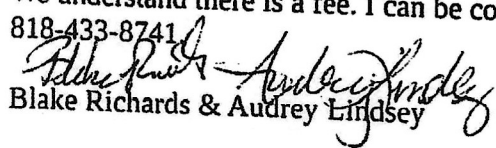
North Wall (3rd panel- 2nd step down)

Tallest horizontal fence height from ground 7' 6 1/2"
Architectural feature height from ground 7' 8"

East Wall

Tallest horizontal fence height from ground 7' 9"
Architectural feature height from ground 7' 10 1/2"

Thank you in advance for your consideration, please let us know if you would like additional information. We have provided photos and other required documentation to accommodate this request. We understand there is a fee. I can be contacted at (3190 Paintedhills Ave. Las Vegas. NV. 89120-3436, 818-433-8741


Blake Richards & Audrey Lindsey

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0408-USCLP NV SUNSET 1LLC:

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

DESIGN REVIEW for site modification in conjunction with a proposed vocational education facility on 9.37 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the east side of Bruce Street and the south side of Sunset Road within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-501-021; 177-02-501-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of required parking spaces to 355 spaces where 379 spaces are required per Table 30.04-2 (a 6% reduction).
2. Waive requirements for parking lot landscaping where required per Section 30.04.01D.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

- General Summary
- Site Address: 6550 S. Bruce Street
- Site Acreage: 9.37 (portion)
- Project Type: Major training facility (flight training school)
- Number of Stories: 2 (existing)
- Building Height (feet): 43 (existing)
- Square Feet: 72,719 (existing training facility)/73,995 (new classroom/simulator)/53,886 (vacant warehouse)/187,200 (overall building area)
- Parking Required/Provided: 379/355

Site Plan

The plans depict an existing 187,200 total square foot distribution center consisting of a single building located in the central portion of the site. An existing 72,719 square foot training center occupies the north third of the building, with 53,886 square feet of vacant warehouse space in the middle of the building. The new vocational airline training facility is 73,995 total square feet and

occupies the south portion of the building. The site is bounded by public rights-of-way on the north, east, and west sides of the property. Access to the site is provided by 2 driveways on Bruce Street and 2 driveways on Surrey Street. Parking for the facility is located along the west, south, and north perimeters of the parcel. The building is set back 23 feet from Sunset Road, 73 feet from Bruce Street, and 103 feet from Surrey Street. Loading and service areas are located on the east side of the building. The applicant has added 101 parking spaces to the east side of the building, converting most of the loading and service areas to parking spaces. The new parking spaces and service area that contains overhead doors and loading docks are screened from public view by a 6 foot high masonry wall with 22 foot of intense landscaping. A total of 253 parking spaces were approved for a previously approved training facility (UC-23-0825) where previously only 85 spaces would have been required for a distribution center of this size. The internal drive aisles meet the minimum standard with approximately 8 existing ramp loading spaces kept available through proposed parking spaces with the removal of bollards.

Landscaping

The existing street landscaping consists of a 23 foot wide landscape area behind an existing attached sidewalk along Sunset Road, and a minimum 27 foot wide landscape area behind an attached sidewalk along Bruce Street. Along Surrey Street, a 22 foot wide landscape area with a double row of trees is shown along the street frontage since this project is across the street from a multiple family apartment complex. Additionally, the project provides an existing 6 foot high masonry wall along a portion of Surrey Street frontage. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover. The newly proposed 101 parking spaces on the east side of the building are proposed without landscaping or islands, resulting in a waiver request. Since the applicant is not planting 14 trees in the new parking lot area, they will be subject to a tree fee in lieu condition being added to this application.

Elevations

The existing building is 43 feet high and constructed of concrete tilt-up panels with glass store fronts, vertical/horizontal reveal lines, and color changes. The height of the building varies slightly from 35 feet to 43 feet and has been designed to break up the roofline and enhance the overall look of the building. The loading dock area is located on the east side of the building and screened from public view by a wall and intense landscaping. A 16 foot by 30 foot cabin fire training building is proposed to be located on the east side of the building, behind the east facing wall of the existing building. The cabin fire training structure will be approximately 10 feet from the existing building. A mechanical chiller yard is depicted immediately north of the cabin fire training building and is shown with a 6 foot block wall surrounding the yard. The fire trainer cabin located adjacent to the existing warehouse will be red in color and have a flat roof and 8.5 feet in height.

Floor Plans

The plans show that the proposed vocational training facility will be located in the southern portion of the building. The overall square footage of the proposed vocational training facility will be 73,995 square feet spread across 2 floors. The first floor is shown to be approximately 45,177 square feet and consists primarily of the cabin air training seats, classrooms, offices, and

storage rooms. The second floor consists of 28,818 square feet of training, break room, debriefing, and computer rooms.

Applicant's Justification

The applicant states that the proposed vocational training facility will serve as a flight training school for commercial and business pilots, as well as a training site for airline cabin crews. The training will be a mix of classroom and immersive simulations. The facility will host approximately 22 administrative instructors, and cycle through up to 300 students. The administrative staff will be on site from 6:00 a.m. to 7:00 p.m. New hire employees will be dropped off by bus at 7:30 a.m. and leave the building at 5:30 p.m. daily. Flight simulators being available between 5:00 a.m. and midnight daily. The additional parking will be located on the east side of the building in the loading dock areas and will be screened from view at Surrey Street by an existing 6 foot block wall and about 20 feet of landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0825	Major training facility for airline and pilot training	Approved by PC	February 2024
ZC-21-0519	Reclassified a portion of the site from R-E to M-D zoning for a parking lot expansion	Approved by BCC	November 2021
ZC-19-0542	Reclassified the site from R-E to M-D zoning for a distribution center with airspace encroachment	Approved by BCC	September 2019
ZC-0321-88	Reclassified a portion of the site to M-1 zoning for an office/warehouse with outside storage	Approved by BCC	December 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F (AE-75)	Harry Reid International Airport
South	Business Employment	RS20 & IP (AE-70 & AE-65)	Undeveloped
East	Business Employment	IP, CG, RM32, & IP (AE-75 & AE-70)	Multi-family residential, hotel, office/warehouse, & undeveloped
West	Business Employment	IP (AE-75 & AE-70)	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1

The proposed parking needs for this site will be tied to specific training schedules and dependent on hours of operation related to specific types of training for specific types of employees. The new hire training will include bus transportation for the employees and greatly reduce the amount of parking required during those training hours. This use has hours of operation both before and after the other similar vocational training facility on the other side of the building, spreading out the number of visitors during the day. The applicant is requesting a 6% reduction in overall parking for the property with the proposed use. However, this site was originally designed and built for warehouse uses with much less density and intensity required for parking areas. Staff recommends denial of the waiver.

Waivers of Development Standards #2

The applicant is proposing to install 101 additional parking spaces on the east side of the building without required trees or planter islands. This will result in a required tree fee in lieu of 14 trees x \$953 for a total fee of \$13,342. The new training building will be less than 15 feet in height, with some of the parking spaces screened from view by an existing 6 foot wall and an approximately 20 foot wide landscape strip with trees along the street. However, the remaining additional parking spaces will not benefit from screening provided by a wall on the east side of the proposed parking spaces, and staff cannot support a waiver for additional spaces without adequate landscaping or screening.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The interior finish and small training building added to the interior of the property, will not be detrimental to the surrounding area. The additional parking spaces will benefit from existing drive aisles and wider than normal internal access lanes in some areas. There is little conflict with industrial uses, or truck activity, since only about 1/3 of the building remains for possible warehouse type uses. The new training building will be setback behind the street side face of the building, less than 15 feet in height, and partially screened from the road by an existing 6 foot block wall and landscaping. However, since staff does not support the waivers, we cannot support the design review.

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

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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. 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: ALLEGIANT AIR, LLC

CONTACT: G. C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-02-501-038 & 177-02-501-021

PROPERTY ADDRESS/ CROSS STREETS: Bruce & Sunset (6550 S Bruce St #150)

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for New Training Facility (Major) for commercial airline pilot training in an existing building, Design review of additional parking space striping and new accessory training cabin space structure, and parking waiver

PROPERTY OWNER INFORMATION

NAME: USCLP NV SUNSET 1 LLC c/o Dermody Ppty (C Douglas Lanning)
 ADDRESS: 5500 Equity Ave
 CITY: Reno STATE: NV ZIP CODE: 89502
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Allegiant Air LLC
 ADDRESS: 1201 N Town Center Dr
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____
 TELEPHONE: 702-830-8142 CELL _____ EMAIL: darren.ranew@allegiantair.com

CORRESPONDENT INFORMATION (must match online record)

NAME: G.C. Garcia, Inc c/o Melissa Eure
 ADDRESS: 1055 Whitney Ranch Dr, Suite 210
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: 702-435-9909 CELL _____ EMAIL: acole@gcgarciainc.com

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

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

USCLP NV Sunset 1, LLC

Property Owner (Signature)*

C. Douglas Lanning
Property Owner (Print)

April 24, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS/DR-24-0408

ACCEPTED BY BBA

PC MEETING DATE _____

DATE 7-24-2024

BCC MEETING DATE 9-18-2024

FEES \$1,300

TAB/CAC LOCATION Paradise

DATE 8-29-2024

APR - 24 - 100555



GCGARCIA

July 18, 2024

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

PLANNER
COPY
WS/DR-24-0408

RE: Response to Planning Comments for APR-24-100555
Request for Special Use Permit, Waiver of Standards & Design Review for a Major
Training Facility
Sunset & Bruce, SEC (6550 S Bruce St #250)
APN#: 177-02-501-038 & 177-02-501-021

Dear Brady:

On behalf of my client, Allegiant Air, LLC, we wish to address the 1st round of comments received on July 9, 2024, for the application listed above.

1. Be aware that avocational education/training is permitted in the IP zone. Previously it was a use permit in the M-D zone. Remove the use permit request.
RESPONSE: Use Permit Removed
2. You should point out that this aviation training facility starts 2 hours earlier and extends 2 hours past the operating hours of the previously approved aviation facility at the south end of this building.
RESPONSE: See revised justification letter.
3. Table 30.02-7 requires a 30db reduction in noise levels for this use in the AE-70 overlay.
RESPONSE: The existing building meets this with the exception of the skylights in the roof at 29dB reduction. The TI for this part of the building will include additional batt insulation in the ceiling which will attain the required 30dB reduction. This is also in the justification letter.
4. Check with the Department of Aviation to determine the need for form 7460 and a determination of no hazard prior to final action. This may be required for the new training structure. The general email contact for the Department of Aviation is landuse@lasairport.com or call (702) 261-5348 for airside operations. As we discussed, it is the intention of the applicant to remove the new structure if a determination is needed prior to commission approval.
RESPONSE: No determination requires per CCDOA.



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

5

5. Provide the tree fee-in-lieu analysis that we discussed. This could include a current tree canopy compared to the required tree canopy for the entire site, or just the intention to pay for missing trees in the new parking area.

RESPONSE: See revised waiver justification

6. With about 100 new parking spaces being added, this may lead to a new waiver for throat depths, depending on what Public Works will require. Add any additional Public Works waivers to the justification letter as needed.

RESPONSE: Public Works did not require a new waiver. See PW sign off.

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,



Melissa Eure
President

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0395-SAIA, GABRIEL GOMES JR. REVOCABLE LIVING TRUST & SAIA, GABRIEL GOMES JR. TRS:

USE PERMITS for the following: 1) a museum; 2) a banquet facility; and 3) a recreational facility in conjunction with an existing cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone.

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: Cannabis museum/recreational facility/banquet facility
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 12,000 (museum facility)/165,274 (total site)
- Parking Required/Provided: 390/253 (currently on-site per UC-23-0438)/390/683 (future including NDOT lease area per WS-20-0082)

Site Plans

The plans provided depict an existing office/warehouse complex on 14.0 acres located on the north side of Desert Inn Road and the east side of Highland Drive. The plans show the office/warehouse complex buildings are primarily located on the southernmost 9.2 acres of the site, south of the Desert Inn Super Arterial right-of-way, with the northern 4.8 acres of the site leased from the Nevada Department of Transportation (NDOT) for a parking lot expansion. The plans show that there are 3 buildings that make-up the office/warehouse complex. The largest and primary building is 114,568 square feet and is in the east-central portion of the lot. This building is shown to contain a majority of the uses on-site including restaurants, recreational facilities, offices, warehouse spaces, and retail areas. In addition, this building primarily contains the cannabis production, retail, and consumption lounge spaces that were the subject of UC-19-

038, UC-17-1076, and UC-23-0438, respectively. In addition to this principal building, there are 2 other accessory buildings on-site located in the southwest corner and the northeast corner of the southern 9.2 acres. The building in the southwest corner of the site contains 47,306 square feet and is mainly used for warehousing and storage and the building in the northeast corner of the site contains 3,400 square feet and mainly contains electrical and mechanical equipment. The plans show the site is currently accessed by a commercial driveway along Desert Inn Road with a proposed driveway located in the northwest portion of the overall site, north of the Desert Inn Super Arterial right-of-way. For all uses, existing and proposed, on the site, there is a total of 390 parking spaces required by Title 30. Per UC-23-0438, a reduction in total provided parking spaces was allowed to 253 parking spaces, which is the number of spaces currently present on the non-leased portion of the site. The portion of the site leased from NDOT includes 430 parking spaces and is being developed through WS-20-0082. When completed, the parking lot expansion in the leased area combined with the existing parking on the southern portion of the site will provide a total of 683 parking spaces.

Landscaping

The plans provided show that no additional landscaping is proposed with this request. The previously approved plans depict a parking lot landscaping reduction for the existing parking areas which was approved by UC-19-0381. The proposed parking areas under the Desert Inn Super Arterial overpass to the north also received a waiver for reduced landscaping by WS-20-0082. The plans provided show that most of the landscaping that is currently provided is within the front parking lot area and consists of Cape Myrtle trees within landscaping islands distributed throughout the parking lot.

Elevations

Photos of the building show an office/warehouse type structure with the existing retail cannabis store and dispensary fronting toward Desert Inn Road. The building height is 30 feet. The exterior finishes for the portion fronting on Desert Inn Road include metal mesh panel accents, store front windows, a large fountain feature, and signage. No changes are proposed or required to the exterior of the building.

Floor Plans

The plans provided show that the proposed museum with recreational and banquet facilities will be in the 114,568 square foot principal building. The plans show that the museum facility will be located at the rear of the building in the northwest corner of the building. The museum facility is shown to consist of 12,000 square feet spread across 2 floors. Access to the museum is provided by a large grand hallway that connects to the reception area at the front of the building while also providing access to the cannabis retail and consumption lounge, but also the other recreational facility and a restaurant within the building. The plans show that the proposed museum will consist of museum, recreational facility (interactive entertainment), and banquet facility components within the 12,000 square feet space. The proposed museum facility will be directly to the west of an approved 4,700 square foot recreational facility. The plans for the museum, banquet, and recreational facility show that the first floor will consist of the retail and ticket spaces directly adjacent to the entrance portal on the east of the suite with various exhibits, a stage, and the event gathering area located to the west of those spaces. On the second floor, the north and south walls of the space will contain various exhibits with the western wall also set-up

to handle groups and special events. Along the eastern wall of the space are restroom facilities and a flex space for offices and uses related to the recreational and banquet facilities.

Applicant's Justification

The applicant states the proposed museum and recreational/banquet facility will be located within an existing building that contains a variety of uses such as a dispensary, consumption lounge, restaurant, cannabis production facility, offices, CBD shop, and retail sales. The applicant further states that the museum will be a place for events, selfies, and a pictorial and interactive history of cannabis. The applicant also indicates the museum will be an immersive and interactive museum and the world's only cannabis-themed attraction of its kind. The applicant also indicates that the museum was in Neonopolis in downtown Las Vegas, but closed and is relocating to Planet 13 entertainment venue. Lastly, the applicant states that a parking wavier was granted with UC-23-0438, which included the space for the museum. The extension of time for the additional parking lot under the Desert Inn Super Arterial overpass was just approved by the BCC at the July 3, 2024 meeting.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0300	Recreational facility in conjunction with an existing cannabis establishment	Approved by BCC	August 2024
ET-24-400056 (WS-20-0082)	Second extension of time for reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	July 2024
UC-23-0438	Allowed a cannabis consumption lounge in conjunction with an existing cannabis establishment	Approved by BCC	September 2023
ET-22-400092 (WS-20-0082)	First extension of time for reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	September 2022
UC-21-0126	Allowed a children's daycare in conjunction with an existing office/warehouse	Withdrawn without Prejudice	July 2021
UC-20-0346	Allowed a restaurant/supper club in conjunction with an office/warehouse	Approved by PC	October 2020
WS-20-0083	Increased the size of an animated, freestanding sign in conjunction with an office/warehouse	Approved by BCC	May 2020
WS-20-0082	Reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	May 2020
UC-19-0381	Allowed retail sales, restaurants, a service bar, and a banquet facility in conjunction with reduced parking in conjunction with an existing office/warehouse	Approved by BCC	July 2019
UC-19-0380	Allowed a cannabis production facility in conjunction with an existing cannabis establishment	Approved by BCC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0850	Allowed roof and animated signs in conjunction with a cannabis establishment	Approved by BCC	December 2018
WS-18-0703	Allowed wall, freestanding, roof, and animated signs in conjunction with a cannabis establishment	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned a 10,000 square feet triangle portion of Desert Inn Road - recorded	Approved by PC	September 2018
UC-18-0122	Allowed a cannabis dispensary in conjunction with an approved cannabis retail store	Approved by BCC	April 2018
UC-17-1076	Allowed a retail cannabis store with reduced parking	Approved by BCC	February 2018
UC-0722-06	Allowed a temporary sales office and increased signage - expired	Approved by BCC	July 2006
UC-1899-05	Allowed resort condominiums in conjunction with a proposed condominium tower and shopping center - expired	Approved by BCC	February 2006
NZC-1697-04	Reclassified the site from M-1 to H-1 zoning for a mixed-use residential condominium tower with a shopping center - expired	Approved by BCC	February 2005
UC-0206-03	Allowed secondhand sales in conjunction with a warehouse building - expired	Approved by PC	March 2003
VS-1988-98	Vacated and abandoned a 10,000 square feet triangle portion of Desert Inn Road - expired	Approved by BCC	January 199

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IL	Cannabis establishment & light manufacturing
South	Business Employment	IL	Cannabis establishments
East	Entertainment Mixed-Use & Business Employment	IL	Adult use museum/retail & office/warehouse complex with retail
West	Business Employment	IL	Office/warehouse complex

*The Desert Inn Super Arterial right-of-way is directly to the north of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Staff finds that the proposed museum, banquet, and recreational facility is within an existing entertainment complex that is in conjunction with an existing cannabis establishment. Staff also finds that similar uses have previously been approved at this location and that the existing complex is within a neighborhood that contains other cannabis, museum, and entertainment facilities and is located just off the Las Vegas Strip. Therefore, staff finds that the proposed museum, banquet, and recreational facility would not create any impacts on the surrounding neighborhood than what already exist and is less intense than some existing uses on the property and in the surrounding area. In addition, staff finds that there have been no complaints regarding parking for similar uses on-site and that previous land use requests have incorporated the museum space into their parking counts. In addition, staff agrees that once the proposed parking lot expansion, as proposed by WS-20-0082, is complete there should be no concerns regarding parking. Lastly, staff finds that the proposed use permits will support Master Plan Policy 5.1.3, which encourages the continued development of the tourism and hospitality sectors of the economy of the greater Las Vegas Valley. For these reasons, staff can support these use permits.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CANNABITION, LLC

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0381-4865 E. FLAMINGO, LLC:

ZONE CHANGE to reclassify 0.73 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings.

Generally located on the south side of Flamingo Road, 200 feet west of Boulder Highway within Paradise (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-20-502-001

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4865 E. Flamingo Road
- Site Acreage: 0.73
- Existing Land Use: Commercial buildings

Applicant's Justification

This is a zone change request to CG zoning with no plans submitted. The site is currently developed with commercial buildings that are mostly used as retail business for auto part sales, maintenance and repair. No changes are proposed to the site. The site is 0.73 acres in size with access from Flamingo Road to the north.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Convenience store
South	Corridor Mixed-Use	CG	Vehicle sales & maintenance
West	Mid Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS5.2	Single-family residential
East	Corridor Mixed-Use	H-2	Financial services & secondhand sales

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The request to CG zoning conforms to the Winchester/Paradise Land Use Plan and complies with the goals and policies of the Master Plan. As of January 2024, H-2 zoning is no longer addressed in Code and the conversion to an appropriate zoning district is encouraged by the County. The zoning will be compatible with the commercial development along the north, south, and east sides of this site and staff does not anticipate any adverse impacts with this proposal. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the Boulder Highway corridor. As a result, 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:

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: 4865 E. FLAMINGO, LLC

CONTACT: 4865 E. FLAMINGO, LLC, 18011 KAREN DRIVE, ENCINO, CA 91316



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-20-502-001

PROPERTY ADDRESS/ CROSS STREETS: 4865-4881 E. FLAMINGO RD. (CROSS BOWLING HALL)

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM H-2 TO C6, PER TITLE 30 DEVELOPMENT CODE, EFFECTIVE JANUARY 1, 2024. NO MODIFICATIONS WILL BE MADE

PROPERTY OWNER INFORMATION

NAME: 4865 E. FLAMINGO RD., LLC
 ADDRESS: 18011 KAREN DR.
 CITY: ENCINO STATE: CA ZIP CODE: 91316
 TELEPHONE: _____ CELL: 818-645-6240 EMAIL: VALLEYVIEWLLC@AOL.COM

APPLICANT INFORMATION

NAME: FARID MANSOURIAN-FARD
 ADDRESS: 18011 KAREN DR.
 CITY: ENCINO STATE: CA ZIP CODE: 91316 REF CONTACT ID # _____
 TELEPHONE: _____ CELL: 818-645-6240 EMAIL: VALLEYVIEWLLC@AOL.COM

CORRESPONDENT INFORMATION

NAME: MARTI VARGAS
 ADDRESS: 18011 KAREN DR.
 CITY: ENCINO STATE: CA ZIP CODE: 91316 REF CONTACT ID # _____
 TELEPHONE: 818-578-4111 CELL: _____ EMAIL: MARTI.VARGAS718@gmail.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)

FARID MANSOURIAN-FARD 7-9-2024
Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0381

ACCEPTED BY RK

PC MEETING DATE _____

DATE 7-17-24

BCC MEETING DATE 9-18-24

TAB/CAC LOCATION Paradise

DATE 8-27-24

APR. 24. 100699
Corridor Mixed Use

4865 E FLAMINGO RD, LLC
18011 Karen Drive
Encino, California 91316

Tel (818)578-4111 or (818)645-6240

July 9, 2024

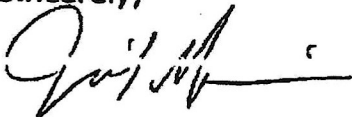
ATTENTION: Department of Comprehensive Planning

RE: Parcel No. 161-20-502-001
PROPERTY ADDRESS: 4865-4881 E Flamingo Rd, Las Vegas
SUBJECT: Zone Change Application

The referenced application is being submitted due to the adoption of the new Title 30 Development Code that went into effect January 1, 2024. The property is currently zoned H-2, and per the new code must be changed to CG.

Please be aware no modifications to the property will be made, and this application is made only to satisfy an administrative change requirement.

Sincerely,



Farid Mahbobian-Fard
Managing Member

09/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0383-NEVADA OPPORTUNITY FUND, LLC:

ZONE CHANGE to reclassify 0.44 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building.

Generally located on the west side of Nellis Boulevard, 50 feet south of Boulder Highway within Paradise (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-20-502-014

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4241 S. Nellis Boulevard
- Site Acreage: 0.44
- Existing Land Use: Commercial building

Request

This is a zone change request to CG zoning with no plans submitted. However, the site is currently developed with a commercial building. No changes are proposed to the site. The site is 0.44 acres in size with access from Nellis Boulevard.

Applicant's Justification

The applicant states the site is currently being used for a financial services business and will continue to be used as such. The request to CG zoning is necessary since the H-2 zoning district no longer exists under the recently adopted Title 30 Development Code.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0740-09	Secondhand sales	Approved by PC	February 2010
UC-0489-06	Check cashing service	Approved by PC	May 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-295-89	Medical office building	Approved by PC	September 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Vehicle maintenance facility
South & West	Corridor Mixed-Use	CG	Parking lot & undeveloped
East	Entertainment Mixed-Use & Corridor Mixed-Use	CR	Sam's Town Resort Hotel & bank

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer a listed zoning category in the Clark County Development Code (Title 30) and the conversion to an appropriate zoning district is encouraged by the County. The request for Commercial General (CG) zoning is appropriate and compatible with the surrounding area and is conforming to the Corridor Mixed-Use (CM) land use category on the site. The site itself has been operating with a commercial use since 1990; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Furthermore, similar properties to the northwest along Boulder Highway and the adjacent property to the south are also zoned CG. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for CG zoning is appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA OPPORTUNITY FUND, LLC

CONTACT: HALEY CASSINO, ADVANCE GROUP, INC., 15 BULL STREET, SUITE 200, SAVANNAH, GA 31401

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-20-502-014

PROPERTY ADDRESS/ CROSS STREETS: 4241 S. Nellis Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

Application to rezone property as previous zoning district, H-2, no longer exists in updated Title 30 code adopted 1/1/24

Project Type: Nonresidential Uses (new uses & facade changes only w/no other site modifications)

Scope of Construction: No construction

PROPERTY OWNER INFORMATION

NAME: Kamran Samooha for Nevada Opportunity Fund LLC, property owner

ADDRESS: 716 N. Alta Dr.

CITY: Beverly Hills

STATE: CA ZIP CODE: 90210

TELEPHONE: (424) 343-0404 CELL _____ EMAIL: kamransamooha@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Kamran Samooha for Nevada Opportunity Fund LLC, property owner

ADDRESS: 716 N. Alta Dr.

CITY: Beverly Hills

STATE: CA ZIP CODE: 90210 REF CONTACT ID # _____

TELEPHONE: (424) 343-0404 CELL _____ EMAIL: kamransamooha@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Haley Cassino for Advance Group, Inc.

ADDRESS: 15 Bull St., Ste. 200

CITY: Savannah

STATE: GA ZIP CODE: 31401 REF CONTACT ID # _____

TELEPHONE: (912) 503-2839 CELL _____ EMAIL: hcassino@ccfi.com

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

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

See attached

Property Owner (Signature)*

Nevada Opportunity Fund, LLC

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0383

ACCEPTED BY GRC

PC MEETING DATE —

DATE 7-17-24

BCC MEETING DATE 9-18-24

FEES Waived - H-2

TAB/CAC LOCATION Paradise

DATE 8-27-24



5165 Emerald Parkway
Ste. 100, Dublin, OH 43017
800-837-0381
www.ccfi.com

June 27, 2024
Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

*Re: Rezoning Request
4241 South Nellis Boulevard, Las Vegas, NV 89121, Parcel No. 161-20-502-014
("Property")*

To Whom It May Concern:

Please allow this correspondence to serve as a request to rezone the above Property, which contains an existing business known as "Rapid Cash", to "CG" in conformance with the updated Title 30 code adopted on January 1, 2024. The Property was previously zoned "H-2". However, the "H-2" district no longer exists under the recently adopted code.

The existing business's use, Financial Services, has not changed, nor has the Property's ownership. Further, there are no alterations to the Property being proposed. The reason for the rezoning request is that the current entity "Rapid Cash" seeks to rebrand to "Speedy Cash". Both entities share common ownership, Advance Group, Inc., a subsidiary of Community Choice Financial. As such, we believe a "CG" zoning district classification is appropriate.

If you have any questions or comments, please feel free to contact us via any of the means below.

Respectfully,

Rusty Newman
Director of Real Estate
rnewman@ccfi.com
912-721-5969

Haley Cassino
Real Estate Portfolio Manager
hcassino@ccfi.com
912-503-2839