



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 24, 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 September 10, 2024. (For possible action)
- IV. Approval of the Agenda for September 24, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
 - Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2- year) term beginning January 2025.**

Receive a presentation from Accretive Consulting and the Regional Transportation Commission on the Maryland Parkway Project

VI. Planning and Zoning

- 1. **WS-24-0467-SUNRISE 96C, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for carport additions in conjunction with an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/mh/kh (For possible action) **PC 10/15/24**
- 2. **WS-24-0470-PSEN HOLDINGS, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) full off-site improvements for a proposed single-family residential subdivision on 1.27 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Annie Oakley Drive, 440 feet north of Russell Road within Paradise. JG/mh/kh (For possible action) **BCC 10/16/24**

VII. General Business (For possible action)
Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget.

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: October 8, 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

September 10, 2024

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander-**EXCUSED**
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

Judith Rodriguez; 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 August 13, 2024 Minutes

Moved by: Carvallo
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for September 10, 2024

Moved by: Williams
Action: Approve with changes
Vote: 3-0 Unanimous

V. Informational Items (For Discussion only)
Mexican Independence Day Celebration September 13, 2013 6:00 p.m. – 9:00 p.m.
5712 Missouri Ave. Las Vegas, NV. 89122

VI. Planning & Zoning

1. **ET-24-400089 (WS-21-0501)-HYLAND, DELBERT EARL & SANDRA H.:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height in conjunction with a single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jm/syp (For possible action) **PC 10/1/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

REVISED Condition

- 6 months (3/10/25) to complete Building Permit and Inspection process

VOTE: 3-0 Unanimous

2. **ET-24-400092 (UC-22-0356)-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate parking lot landscaping.
DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an IL (Industrial Light) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/my/syp (For possible action) **PC 10/1/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

3. **UC-24-0441-GIPSY, LLC:**
USE PERMITS for the following: 1) recreational and entertainment facility; and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) eliminate parking in conjunction with existing taverns and nightclubs on 2.2 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Paradise Road and the north and south sides of Naples Drive within Paradise. JG/nai/syp (For possible action) **PC 10/1/24**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

REVISED Condition

- Entertainment allowed until 12:00 a.m.

VOTE: 3-0 Unanimous

4. **AR-24-400090 (UC-0849-14)-MGM GRAND PROPCO, LLC:**
WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within

Held per applicant. Return to Paradise 10/29/24 TAB meeting

VI. General Business (no action)

Board received updates on the FY 24-25 Budget items

New budget requests for FY 25-26 Budget include:

- **New streetlights/replace streetlights on Flamingo between Eastern and 95 – they are very dim**
- **New streetlights/replace streetlights on Edison and Twain between Sandhill and Pecos**
- **New paving on Sandhill, between Sunset and DI**
- **Traffic light on Sandhill and Twain – there was a previous traffic study completed 2 years ago that did not warrant a traffic study. Paradise TAB would like to request again**

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 24, 2024

IX. Adjournment

The meeting was adjourned at 7:37 p.m.

10/15/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0467-SUNRISE 96C, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for carport additions in conjunction with an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-604-012; 162-23-604-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the interior side setback to 2 feet 10 inches where a minimum of 5 feet is required per Section 30.02.10B (a 43% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE – PUBLIC USE

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4330 Channel 10 Drive
- Site Acreage: 5.21
- Project Type: Carports
- Height (feet): 16
- Parking Required/Provided: 229/229

Site Plan, History, & Request

The subject site was approved for a horizontal mixed-used development with NZC-22-0060. This land use action rezoned APN 162-23-604-012 to the R-4 (now RM32) Zone and APN 162-23-604-013 to the C-2 (now CG) Zone. This allowed for a multi-family residential development on the RM32 Zoned property and a convenience store and gasoline station on the commercially zoned portion. The applicant has since requested to no longer complete the convenience store and gasoline station and instead develop APN 162-23-604-013 as a 2 building, 48 unit extension of the currently under construction multi-family residential development. This request was approved by DR-24-0305 in September of 2024.

The site plan depicts an approved multi-family development with access be provided by a two-way, 52 foot wide entrance driveway from Channel 10 Drive. Parking is provided surrounding the buildings with 229 parking spaces required for the site and 229 parking spaces provided. This request includes the addition of 3 carport structures located in the center and east portions of the development. The carports cover 15 total parking spaces, and do not extend into the drive aisles.

Landscaping

There are no proposed changes to the landscaping of the previously approved multi-family residential development.

Elevations

The plans depict 16 foot high carport structures that will accommodate parking spaces that are 9 feet in width and 18 feet in length per Title requirements. The carports are grey in color, complementing the colors of the multi-family residential buildings, and feature vertical columns to separate parking spaces and provide structural support.

Applicant's Justification

The applicant states the original application did not include carports and this request is to add carports to the site. Along the southeast portion of the site, the proposed carports will be added within the required setback. The applicant adds, the parking lot curb dimension prevents the carport from meeting the required setback, as moving it further from the property line would encroach into the drive aisle. The applicant is the owner of the development to the south and has no objections to the carports being located within the required setback. There is an Administrative Design Review in process for carports elsewhere on the site that do not encroach into the required setbacks.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700014	Redesignation of the site from the Public Use (PU) and Neighborhood Commercial (NC) land use categories to Urban Neighborhood (UN)	Approved by BCC	September 2024
ZC-24-0304	Reclassified a 1.37 acre portion of the site from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone	Approved by BCC	September 2024
DR-24-0305	Modifications to and an expansion of an approved multi-family residential development	Approved by BCC	September 2024
VS-24-0306	Vacated and abandoned pedestrian access easements	Approved by BCC	September 2024
VS-23-0463	Vacated and abandoned pedestrian access easements	Approved by PC	September 2023
NZC-22-0060	Reclassified from R-1 and U-V to R-4 zoning and from U-V to C-2 zoning for a multi-family development, convenience store, and gas station	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400136 (VS-0758-17)	First extension of time to vacated and abandon a portion of Eastern Avenue for detached sidewalks	Approved by PC	December 2019
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increased maximum pole height to 125 feet	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a pre-k and kindergarten school in conjunction with an existing private school - expired	Approved by PC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	RS5.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

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

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.

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.

Waiver of Development Standards & Design Review

Staff finds that the carports will serve as a useful amenity for residents of the multi-family development, and are complimentary to the buildings. However, the applicant has not provided any justification as of why having carports in these specific locations is necessary. The carports could be designed in a different location so that they comply with the setback requirements. Also, this is a self-imposed hardship as the setback issue could be prevented if the carports were taken into consideration in the original design of the development. This way, the parking spaces would be designed further back from the property line. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- Applicant is advised to maintain and ensure that fire/emergency access continues to comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OCHOA DEVELOPMENT

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-604-013

PROPERTY ADDRESS/ CROSS STREETS: SWC Eastern & Rochelle

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards-reduction of setback from the south property line for carports

PROPERTY OWNER INFORMATION

NAME: Sunrise 96C, LLC c/o D Troesh

ADDRESS: 1370 Jet Stream Dr # 100

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Ochoa Development

ADDRESS: 2700 W Richmar Ave OFC

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: 702-444-4795

CELL _____

EMAIL: michael@wdcnevada.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg 3-77

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577


TELEPHONE: _____

CELL 702-499-6469

EMAIL: stewplan@gmail.com

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

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

Dennis Troesh
Property Owner (Print)

8-17-24
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 checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) WS-24-0467

PC MEETING DATE _____

BCC MEETING DATE 10/16/24

TAB/CAC LOCATION Paradise

ACCEPTED BY AW

DATE 8/20/24

FEES \$1,300

DATE 9/24/24

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

PLANNER
COPY
WS-24-0467

August 18, 2024

Mr. Hunter White, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: Justification Letter/162-23-604-012/APR 24-100995

Dear Mr. White:

Please accept this letter as our justification letter for an administrative design review. The project is as follows:

Project Description:

The property is located on the southwest corner of Eastern Avenue and Rochelle Avenue. The property was part of a zone change that was approved in 2022 for apartments and commercial at the immediate corner

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

The original application did not show carports. This request is to add carports to the site. There are carports throughout the site. Along the

WS -24-0467

southern boundary, the previously approved parking spaces are located within the 20-foot setback. By covering these spaces with carports, there is an encroachment into the 20-foot setback. The applicant is the owner of the development to the south and has no objections to the carports being located within the setback. There is a concurrent Administrative Design Review (ADR) for the remaining carports.

Requested Applications:

Design Review for carports.

Waiver of Development Standards- Request waive 30.02.10B to allow a setback of 2'10" where 20 feet are required.

We believe this to be an asset to the area and respectfully request approval of this request.

Lucy Stewart

Lucy Stewart

10/16/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0470-PSEN HOLDINGS, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** full off-site improvements for a proposed single-family residential subdivision on 1.27 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Annie Oakley Drive, 440 feet north of Russell Road within Paradise. JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-30-802-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Annie Oakley Drive where a 6 foot wide landscape area consisting of 1 large tree every 30 feet is required per Section 30.04.01D (a 100% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Annie Oakley Drive where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5625 Annie Oakley Drive
- Site Acreage: 1.27
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 2
- Density (du/ac): 1.57
- Minimum/Maximum Lot Size (square feet): 22,908/29,859 (gross)/21,558/29,559 (net)

Site Plans

The plans depict a proposed single-family residential subdivision consisting of 2 lots, both of which will be accessed via Annie Oakley Drive to the west. The first lot will be 22,908 gross square feet and 21,558 net square feet, with 135 feet of street frontage. The second lot will be 29,859 gross square feet and 29,559 net square feet, with 30 feet of street frontage. The applicant is not proposing any construction with this request, so there are no floor plans or elevations.

Landscaping

The applicant is requesting to eliminate street landscaping and off-site improvements, including detached sidewalks, so no landscape plan has been submitted.

Applicant's Justification

The applicant states that the entire street is rural and that no sidewalks currently exist in the area. The area is planned to remain rural, so detached sidewalks are unnecessary. The intent is to subdivide the site into 2 lots to develop 2 single-family residences in the future. A Parcel Map (MSM-23-600074) is currently in process with the Public Works Map Team.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1741-06	Waivers for drainage study and full off-site improvements - expired	Approved by PC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, South, & West	Ranch Estate Neighborhoods (up to 2 du/ac)	RS20	Single-family residential

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.

Waiver of Development Standards #1

Staff finds that the surrounding area consists of single-family residential properties, with the exception of an office complex on the northeast corner of Russell Road and Annie Oakley Drive, 160 feet south of the subject site. While this shopping center does have street landscaping, none of the residential properties on Annie Oakley Drive within the neighborhood feature sidewalks. Staff does not anticipate any detrimental consequences due to the lack of street landscaping along Annie Oakley Drive, as this will be consistent with the existing residential development in the neighborhood. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after

October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0391-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRAVIS SAUNDERS

CONTACT: LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-30-802-015

PROPERTY ADDRESS/ CROSS STREETS: 5625 Annie Oakley Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver to Development Standard to detached sidewalk and offsite improvements.

PROPERTY OWNER INFORMATION

NAME: PSEN Holdings Inc
 ADDRESS: 1980 Festival Plaza Drive Ste#300
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL 416-565-7592 EMAIL: doug@damageent.com

APPLICANT INFORMATION (must match online record)

NAME: LR Nelson Consulting Engineers
 ADDRESS: 6765 W. Russell Road Ste# 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-798-7978 CELL 702-682-7933 EMAIL: aimee.english@lrneng.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LR Nelson Consulting Engineers Attn: Aimee English
 ADDRESS: 6765 W. Russell Road Ste# 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-798-7978 CELL 702-682-7933 EMAIL: aimee.english@lrneng.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.

Doug Adams

Doug Adams

05/10/24

Property Owner (Signature)*

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 checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0470

ACCEPTED BY RR

PC MEETING DATE —

DATE 8-26-24

BCC MEETING DATE 10-16-24

FEES \$800.00

TAB/CAC LOCATION PARADISE

DATE 9-24-24

2

2887-001-232

August 7, 2024

KENT A. BARBER, P.E., S.E.
President

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

**Reference: Waiver of Development Standards Justification Letter for
5625 Annie Oakley Drive APR24-100665
APN# 161-30-802-015**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Waiver to Development Standards request for the above-mentioned parcel number, which is located at 5625 Annie Oakley Drive.

We are requesting a Waiver of Development Standards to "not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving)". This waiver is necessary because the entire street is rural, and no sidewalks currently exist in the area. Since the area is planned to remain rural the need for detached sidewalks is not necessary as the residents would like the area to remain as such.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lmelson@lmeng.com

The intent is to parcel the site into 2 separate parcels and develop 2 single family residences in the future. We are currently processing a Parcel Map (MSM-23-600074) with the Clark County Mapping team.

We feel that this development and the proposed Waiver of Development Standards are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this Waiver of Development Standard. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lmengineers@lmslc.com

Aimee English
Project Manager

PLANNER COPY