



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

September 29, 2020

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Jon Wardlaw - Chairperson
 John Williams, Vice Chairperson
 Susan Philipp
 Bart Donovan

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

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- 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 8, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for September 29, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

Announcements of upcoming neighborhood meetings and County or community meetings and events.

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021

VI. Planning and Zoning

1. **ET-20-400101 (WS-0666-17)-GRIMM NORTON 4, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increase building height; and **2)** alternative commercial driveway geometrics.
DESIGN REVIEW for a proposed multiple family residential development on 6.1 acres in an R-5 (Apartment Residential) Zone in a MUD-2 Overlay District. Generally located on the northwest corner of University Center Drive and Royal Crest Circle within Paradise. TS/jgh/jd (For possible action) **PC 10/20/20**
2. **NZC-20-0348-C & C LAS VEGAS, LLC:**
ZONE CHANGE to reclassify 4.7 acres from R-2 (Medium Density Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** alternative screening; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** increased finished grade. Generally located on the south side of Viking Road and the west side of US 95 within Paradise (description on file). TS/jt/jd (For possible action) **PC 10/20/20**
3. **UC-20-0363-DINGEE, WENDY N. & DANA M. SR:**
USE PERMIT to allow on-site clients in conjunction with a home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jt/jd (For possible action) **PC 10/20/20**
4. **UC-20-0383-MATE COMMERCIAL, LLC:**
USE PERMIT for a major training facility within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/md/jd (For possible action)
5. **WS-20-0369-HAWKINS FAMILY TRUST ETAL & HAWKINS, JUSTIN L. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing addition to a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Helaman Avenue, 375 feet east of Jarom Street within Paradise. JG/al/jd (For possible action) **PC 10/20/20**

6. **WS-20-0377-C C PROPERTIES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) allow a non-decorative fence; and 3) reduce the gate setback in conjunction with an existing vehicle sales establishment 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Boulder Highway and Mayorga Street within Paradise. TS/jor/jd (For possible action)
PC 10/20/20
7. **ZC-20-0364-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 3.2 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate loading spaces; and 2) alternative driveway geometrics.
DESIGN REVIEWS for a warehouse development. Generally located on the west side of Pine Street, approximately 240 feet north of Sunset Road within Paradise (description on file). JG/nr/jd (For possible action)
BCC 10/21/20

VII. General Business

Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action).

Review/finalize FY 2022 budget request(s) and take public comment on the budget request(s). (For possible action)

Appoint a member and an alternate to the Community Development Advisory Committee (CDAC) for 2020-2021 (for possible action)

Since 1982, when Community Resources Management began its implementation of the CDBG program, we have worked extensively with our citizen committee, the Community Development Advisory Committee (CDAC), whose purpose is to review and make recommendations on project to the Board of County Commissioners to receive federal, state, and local funding. This 30+-member committee is composed of town board representatives, at-large community representatives selected by the Board of Commissioners, and members chosen by our participating cities. CDAC meets in the Winter and early Spring every year to provide recommendations to the Board of County Commissioners on the allocation of the Emergency Solutions Grant and HOME/LIHTF Program. Once every five years, CDAC also makes recommendations on Community Development Block Grant projects.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: October 13, 2020.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center – 4775 McLeod Dr
Clark County Library – 1401 E. Flamingo Rd.
Sunset Park – 2601 E. Sunset Rd.
Fire Station 38 – 1755 Silver Hawk Ave.
<https://notice.nv.gov>



Paradise Town Advisory Board

September 8, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT	Susan Philipp – EXCUSED Bart Donovan- 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

Jillee Opiniano-Rowland; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of August 25, 2020 Minutes

Moved by: Williams
Action: Approval as submitted
Vote: 3-0 Unanimous

Approval of Agenda for September 8, 2020

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

IV. Informational Items

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021. Applications can be obtained from Blanca Vazquez; Town Liaison, Maureen Helm; TAB secretary or the website clarkcounty.gov

V. Planning & Zoning

1. **WS-20-0336-3900 PARADISE RETAIL OWNER SPE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) allow alternative parking lot design standards; 3) reduce parking; and 4) allow alternative sign standards.
DESIGN REVIEWS for the following: 1) modifications to an existing shopping center; 2) alternative parking lot landscaping; and 3) signage in conjunction with an existing shopping center on 4.0 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road, 640 feet south of Twain Avenue within Paradise. TS/jt/jd (For possible action)
PC 9/15/20

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

2. **ET-20-400083 (ZC-18-0666)-BOMBARD ELECTRIC, LLC and POST ROAD CAPTIAL REAL ESTATE FUND LP:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 0.5 acre portion of 2.5 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to M-1 (Light Manufacturing) Zone.
USE PERMIT to allow an office as a principal use in an M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a proposed office warehouse building on 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Post Road and the east and west sides of Arville Street (alignment) within Paradise (description on file). MN/jgh/jd (For possible action)
BCC 9/15/20

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

3. **UC-20-0344-NEEDHAM, HOWARD J. & CHRISTINE S.:**
USE PERMIT for a day care facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, approximately 500 feet south of Hacienda Avenue within Paradise. JG/nr/jd (For possible action)
PC 10/6/20

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

4. **UC-20-0361-NOVAL, LP:**
USE PERMITS for the following: 1) reduce separation from a proposed supper club to a residential use; 2) reduce the separation from an outside dining/drinking area to a residential use; and 3) eliminate the pedestrian access around the outside dining/drinking area in conjunction with a supper club within an existing shopping center on a portion of 11.0 acres in a C-2 (General Commercial) Zone with a portion in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road, 770 feet west of Pecos Road within Paradise. JG/jt/jd (For possible action)
PC 10/6/20

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

- No outside amplified music during hours of operation

VOTE: 3-0 Unanimous

5. **VS-20-0351-OZ OPTICS HOLDINGS, INC:**
VACATE AND ABANDON a portion of right-of-way being Decatur Boulevard located between Patrick Lane and Oquendo Road within Paradise (description on file). MN/sd/jd (For possible action)
PC 10/6/20

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

6. **WS-20-0347-TUCKER CALI TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Greencrest Drive, approximately 135 feet west of Farmcrest Drive, and 550 feet northwest of the intersection of Harmon Avenue and Sandhill Road within Paradise. TS/nr/jd (For possible action)
PC 10/6/20

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
ADDED condition

- Maximum of 24 inches of height increase to fence

VOTE: 3-0 Unanimous

7. **AR-20-400089 (UC-0849-14) -MGM GRAND PROPCO, LLC:**
USE PERMIT FOURTH APPLICATION FOR REVIEW of a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/jgh/jd (For possible action)
BCC 10/7/20

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be September 29, 2020

IX. Adjournment
The meeting was adjourned at 8:45 p.m.

DRAFT

APARTMENT COMPLEX
(TITLE 30)

UNIVERSITY CENTER DR/ROYAL CREST CIR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400101 (WS-0666-17)-GRIMM NORTON 4, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; and 2) alternative commercial driveway geometrics. **DESIGN REVIEW** for a proposed multiple family residential development on 6.1 acres in an R-5 (Apartment Residential) Zone in a MUD-2 Overlay District.

Generally located on the northwest corner of University Center Drive and Royal Crest Circle within Paradise. TS/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 77 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 54% increase).
2. Permit alternative multiple family residential driveway geometrics to reduce the departure distance from the intersection to the driveway to 140 feet where 190 feet is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 602 N. Royal Crest Circle
- Site Acreage: 6.1
- Number of Units: 300
- Density (du/ac): 49.2
- Project Type: Multiple family residential development
- Number of Stories: 6
- Building Height (feet): 77
- Square Feet: 458 to 1,229 for units
- Open Space Required/Provided: 30,000 square feet/56,224 square feet
- Parking Required/Provided: 485/509

Site Plans

The approved plans depict an apartment complex consisting of 300 units with a density of 49.2 dwelling units per acre. The complex consists of 2 apartment buildings that are connected by a first floor podium level, located on the central portion of the site. The project provides 509 parking spaces which include 225 parking spaces within a parking garage on the podium level and 284 surface parking spaces surrounding the building. The main access to the site is from Royal Crest Circle located on the southwestern portion of the site. A secondary access is provided on the northeastern portion of the site that connects to a shared driveway with the proposed hotel project to the north.

Landscaping

The plan depicts existing attached sidewalks along Royal Crest Circle and University Center Drive. A minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover is located adjacent to each of these streets. A 7 foot wide landscape area consisting of trees is located along the western boundary of the site. Additional landscape areas consist of trees, shrubs, and groundcover located in the surface parking areas and adjacent to the buildings. A total of 56,224 square feet of open space is provided for the project, which includes the top of the podium level that is located between the buildings and to the west of the southern building. Amenities that are provided on the top of the podium level include a pool and spa, fire pits, putting greens, and other recreational open space.

Elevations

The proposed apartment buildings are 6 stories and approximately 77 feet in height. Each building has a flat roof behind parapet walls that vary in height to break-up the roofline of the buildings. The exterior of the buildings consist of a stucco finish painted in earth tone colors and decorative metal panels. Each apartment unit has a balcony with a metal railing. The exterior of the buildings also consist of recesses and pop-outs to break-up the mass of the building.

Floor Plans

The plans depict two, 6 story apartment buildings that are connected by a podium level, which includes the first floor of each building. The podium level (first floor) consists of a parking garage, a 6,940 square foot club house area, storage rooms, and mechanical areas. The second through sixth floor of each building will consist of the apartment units. Each floor will have 30 units for a total of 300 units. The plans indicate that the apartment complex has 200, one bedroom units and 100, two bedroom units. The units will range in area between 458 square feet and 1,229 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0666-17:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Call box for the access gates must be located a minimum of 100 feet from the public right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2017, to obtain your POC exhibit.

Listed below are the approved conditions for ADET-19-900376 (WS-0666-17):

Current Planning

- Until September 19, 2020 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they have been working diligently toward commencing the project. The following is a summary of what has been completed on the project to date: mechanical, electric and plumbing have been approved, grading permit has been approved, traffic and drainage studies are both approved, utilities have been approved and soil borings are complete. The applicant is requesting an additional 2 years to allow for this project to be complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-19-900376 WS-0666-17	Administrative extension of time for a waiver of development standards to increase building height and to have alternative commercial driveway geometrics and design review for a proposed multiple family residential development on 6.1 acres	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multiple family residential development on 6.1 acres	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1 & R-5	Multiple family residential & undeveloped
South & West	Commercial Tourist	R-5	Multiple family residential
East	Commercial Tourist	H-1 & R-5	Multiple family residential

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

Staff finds that the applicant has made substantial progress toward the commencement of this project. The following is a summary of what has been completed on the project to date: mechanical, electric and plumbing have been approved, grading permit (BD20-13955) has been approved, traffic (PW18-17634) and drainage (PW18-18788) studies are both approved, utilities

have been approved and soil borings are complete. The applicant is requesting an additional 2 years which staff can support.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 19, 2022 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: GRIMM NORTON 4, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-17-0666</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET - 20-400101</u> DATE FILED: <u>8/20/2020</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/29/20</u> PC MEETING DATE: <u>10/20/20 7PM</u> BCC MEETING DATE: <u>K, N/A</u> 7:00PM FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>Grimm Norton 4, LLC</u> ADDRESS: <u>11429 Perugino Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-696-8700</u> CELL: <u>000-000-0000</u> E-MAIL: <u>dgrimm@dgdevcorp.com</u>
	APPLICANT NAME: <u>Grimm Norton 4, LLC</u> ADDRESS: <u>11429 Perugino Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-696-8700</u> CELL: <u>000-000-0000</u> E-MAIL: <u>dgrimm@dgdevcorp.com</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Ann Pierce - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-15-203-002

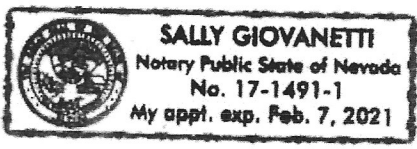
PROPERTY ADDRESS and/or CROSS STREETS: 770 N. Royal Crest Circle

PROJECT DESCRIPTION: Extension of time request for design review and waivers of development standards.

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

[Signature] Daniel Grimm
Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON 8/16/20 (DATE)
BY SALLY GIOVANETTI
NOTARY PUBLIC: [Signature]



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

August 10, 2020

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

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

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

VIA UPLOAD

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

**PLANNER
COPY**

Re: *Grimm Norton 4, LLC*
Extension of Time request for WS-17-0666

To Whom It May Concern:

Our firm represents the above-referenced (The "Applicant"). The Applicant is requesting an extension of time. The Applicant has been diligently working to complete the project. The following is a current summary of what has been done to date:

Submitted for Building Permits

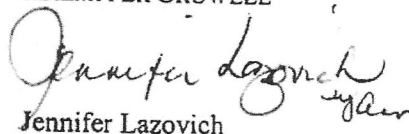
1. Mechanical, electric and plumbing are approved;
2. Planning – down to a comment or two;
3. Building & Fire Prevention (structural) – responding to comments;
4. Grading Permit has been approved;
5. Traffic, Drainage and LVWWD all are approved;
6. All of the utilities have been approved;
7. Soil borings are done; and
8. Martin Harris is under contract for preconstruction.

The Applicant is respectfully requesting an additional two years to allow for the completion of the project.

Thank you in advance for your consideration. If you have any questions please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JJL/amp

10/20/20 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

VIKING RD/US 95

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0348-C & C LAS VEGAS, LLC:

ZONE CHANGE to reclassify 4.7 acres from R-2 (Medium Density Residential) Zone to R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative screening; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) increased finished grade.

Generally located on the south side of Viking Road and the west side of US 95 within Paradise (description on file). TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

161-18-813-001 through 161-18-813-032; 161-18-813-090 through 161-18-813-113; 161-18-895-002 through 005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 46 feet where 35 feet is the maximum allowed per Table 30.40-3 (a 31% increase).
2. Reduce the height/setback ratio to 20 feet where 108 feet is required per Section 30.56.070 and Figure 30.56-10 (an 81% decrease).
3.
 - a. Allow an 8 foot high wrought iron fence with pedestrian access gates where a 6 foot high wall is required along the east property line per Figure 30.64-4.
 - b. Allow an 8 foot high decorative wall along the southwest and a portion of the western property line where a 6 foot high decorative wall is the maximum height allowed per Figure 30.64-11 (a 33% increase).
 - c. Allow a 10 foot high decorative wall along a portion of the western property line where a 6 foot high decorative wall is the maximum allowed per Figure 30.64-11 (a 67% increase).
4. Reduce throat depth to a call box to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% decrease).

DESIGN REVIEWS:

1. Multiple family residential development.
2. Increased finished grade up to 44 inches where 18 inches is the maximum allowed per Section 30.32.040 (a 144% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 84
- Density (du/ac): 17.9
- Project Type: Multiple family residential development
- Number of Stories: 3 (plus roof decks on certain units)
- Building Height (feet): up to 46
- Open Space Required/Provided (square feet): 16,800/44,586
- Parking Required/Provided: 196/211

Neighborhood Meeting Summary

Notices were mailed to property owners within a 1,500 foot radius from the site, and a neighborhood meeting was held on Thursday, February 13, 2020 at the Paradise Community Center. Thirteen neighbors attended the meeting, and they expressed support for the project since it would improve the vacant lot and reduce the homeless population on the site. Members of the adjoining home owners association were also in support of the project since rooftop decks were eliminated on the units that were adjacent to existing single family residences.

History & Request

This site was previously approved as part of a planned unit development in 1983 consisting of 193 townhouse lots. Only the southwest portion of the project was built. Although the northeast portion of the project was subdivided and mapped as part of the planned unit development, townhouses were never built on the northeast portion of the site. This application is a request to reclassify the undeveloped portion of the site to R-3 zoning for a multiple family residential development consisting of 3 story units with rooftop decks.

Site Plan

Access to the site is provided by a gated entrance from Viking Road along the north side of the site. A 32 foot wide drive aisle provides centralized vehicular access through a northeast/southwest alignment in the middle of the site to a crash gate on the southwestern portion of the site, which connects to the existing townhouse development. Twenty-four foot wide drive aisles provide access to the multiple family residential units located on the east and west sides of the main 32 foot wide drive aisle. A waiver of development standards is necessary to reduce the call box setback from Viking Road to 50 feet where 100 feet is required. The

vertical access gates consist of 30 foot high pillars with gates that rise to provide 14 feet of vertical clearance for vehicles. The gates are set back 70 feet from Viking Road.

Setbacks for the multiple family residential buildings are approximately 27 feet to the north property line along Viking Road; 20 feet to the east property line, which is adjacent to a bike and pedestrian path along the US 95; 55 feet to the southwest property line, adjacent to the townhouse development; and 20 feet to the western property line, adjacent to the single family attached residential development. A reduced height/setback ratio is necessary along the western and southwestern property lines since the project is adjacent to a single family attached residential development and a townhouse development. Although the reduced height/setback ratio occurs at multiple locations, the largest decrease occurs with a proposed 8 foot high perimeter wall along the southwest portion of the site where the proposed 44 foot high buildings would be required to be set back 108 feet. A reduction to a 20 foot setback is requested with this application.

Amenities, including a pool, recreational building, and barbeque cabanas, are in the northeast portion of the site, adjacent to Viking Road. Private community raised planter gardens and private hammocks are also located throughout the site.

Overall, the grade of the site is not changing at the perimeter of the development. A design review to increase finished grade beyond 18 inches is necessary to level out interior portions of the site.

Landscaping

Landscaping along Viking Road consists of a 10 foot wide landscape strip with an attached sidewalk on the street side of an 8 foot high wrought iron fence. Per Figure 30.64-10, the fence can be increased to 8 feet high since the average landscaping is increased to 10 feet wide. Along the west and southwest property lines, landscaping to a less intense use (Figure 30.64-11 with 24 inch box large evergreen trees spaced at least 30 feet on center) is provided. Waivers of development standards are necessary to increase the height of the property line walls to 10 feet along the northwest portion of the site and 8 feet along the southwest portion of the site. An 8 foot high wrought iron fence with 2 pedestrian access gates is located along the eastern property line where Figure 30.64-4 is the standard, which would necessitate large trees spaced 50 feet apart with a 6 foot high wall. A 20 foot wide landscape buffer is provided along the east property line behind the 8 foot high wrought iron fence.

Within the development, landscaping includes parking lot landscaping islands. In addition, landscaping is provided along walkways between the multiple family residential buildings.

Elevations

A contemporary design for the multiple family residential buildings is proposed, which consists of flat off-set building planes and parapet walls along the roofline at various heights. Maximum heights extend up to 46 feet tall. All the units will include rooftop decks except for the westernmost unit of each building along the western property line and all 4 units within the building along the southeast property line. In addition, balconies are provided on the second and

third floors. Garage doors face out towards the drive aisles, and the front door of each unit faces inwards towards centralizes walkways between the buildings.

The recreational building includes a single sloped roof with a maximum height of 28 feet 5 inches.

Floor Plans

Overall, the development consists of 16 buildings with 84 units. The unit breakdown includes 77, 2 bedroom units and 7, 3 bedroom units.

The 2 story recreational building includes an open recreational room, restrooms, pool equipment room, and a covered patio area on the first floor. Offices, a restroom, and a security office are provided on the second floor.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this for sale condominium development in an R-3 zone is appropriate for the site. The project adheres to most Title 30 standards including parking spaces, landscaping, and open space. Deviations from certain development standards are appropriate and necessary for the development of the site. For example, the increased finished grade is only for certain portions of the interior of the site. The increase to the overall building height is typical of multiple family residential projects, and it is appropriate for this site, which is adjacent to a highway immediately to the east. Also, rooftop decks are not located adjacent to any of the surrounding single family residences, and an increased landscape buffer is provided, which includes 8 foot and 10 foot decorative walls. As a result, the increased building height, increased wall height, and the reduced height/setback ratio will not create any negative visual impacts. On the east side of the property, a wrought iron fence with pedestrian access gates will provide a better aesthetic for the project than a typical block wall, especially since a bike and pedestrian path is located along the east property line. Lastly, the reduced throat depth for the call box will not create any negative impacts since ample space is available for cars to stack side by side instead of front to back.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-123-83, UC-143-83, & VC-252-83	Reclassified the site to R-2 zoning, use permit to construct and maintain a planned unit development consisting of 193 townhouse units, and a variance to reduce the peripheral boundary setback; only a portion of this previous application was built, and the subject multiple family residential development is proposed on the unbuilt portion	Approved by BCC	July 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Chaparral High School
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential (townhouses)
East	Residential Suburban (up to 8 du/ac) & Residential High (8 du/ac to 18 du/ac)	R-1 & R-3	US 95, single family residential & multiple family residential
West	Residential Suburban (up to 8 du/ac)	R-1	Single family attached residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

Although the Paradise Land Use Plan was last amended in 2017, the subject portion of the subdivision has remained unbuilt since it was originally approved in 1983. While the surrounding area was built-out, the undeveloped nature of this site indicates that the existing zoning and land use plan designation may not be appropriate for the current economic circumstances. With the trend of multiple family development in the area, the subject site is appropriate for R-3 zoning.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

To the east is US 95 and an existing R-3 zoned multiple family residential development. Chaparral High School is located to the north, and a C-2 zoned shopping center is located approximately 1,200 feet to the southwest. R-3 zoning, which allows multiple family residential development, is conducive along highways, and the proposed density and intensity associated with an R-3 zone is compatible with the existing development in the area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The proposed zone change will not result in any additional impacts on surrounding development not already contemplated in the area, and the applicant indicates that any proposed impacts from the zone change will be mitigated with the development process. The Clark County School District indicates that enrollment at Harris Elementary School was over capacity in the 2019-2020 school year; however, enrollment for Woodbury Middle School and Chaparral High School were both under capacity.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Land Use Goal 2 in the Comprehensive Master Plan encourages opportunities for a mix of uses such as public facilities, multiple family residential, and other activities within proximity to each other. Chaparral High School, which is a public facility, is located directly across Viking Road to the north, and the proposed R-3 zoning is a multiple family residential district that is established to provide for the development of medium density residential uses. As a result, the proposed multiple family residential use would be well connected and compatible with the public facility use to the north. In addition, the proposed nonconforming zone change complies with Land Use Goal 7, which encourages housing alternatives to meet a range of lifestyle choices. Therefore, the request is applicable to adopted goals within the Comprehensive Master Plan.

Summary

Zone Change

The proposed nonconforming zone change is appropriate based on the trend of multiple family residential zoning in the area since the last amendment to the Paradise Land Use Plan. Density and intensity of uses allowed in an R-3 zone are compatible with US 95 and R-3 zoning to the east, P-F zoning to the north, and C-2 zoning to the southwest. In addition, R-3 zoning is an appropriate transition and buffer between US 95 to the east and developed single family residences zoned R-2 to the west and south. Furthermore, the proposed zoning district will not create a strain on existing infrastructure and facilities, and both the closest middle school and high school have excess enrollment capacity. Lastly, the nonconforming zone change conforms to the goal that encourages a mix of multiple family and public facility uses, and the goal that encourages housing alternatives to meet a range of lifestyle choices. As a result, staff can support the request.

Waivers of Development Standards

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

Waivers of Development Standards #1, #2, #3b & #3c

Although the waivers of development standards to increase building height, reduce the height/setback ratio, and increase the block wall height on the west and south sides of the site are mitigated by increased landscaping buffering, the shape of the parcel, and the design of project,

staff has concerns about the reduced height/setback ratio adjacent to existing single family residential developments. The proposed 3 story multiple family residential development could create a stark contrast and negative visual impact on the adjacent single and 2 story residences, especially since the ends of the multiple family residential buildings are only set back 20 feet from the property line. To help mitigate the reduced setback, landscaping to a less intense use is provided along the west and south property lines, which includes 24 inch box large evergreen trees, and the shape of the parcel is long and narrow and oriented north/south, while the multiple family residential buildings are oriented east/west. As a result, the narrow ends of the buildings are adjacent to the single family residences, rather than a long portion of the building face. Therefore, the visual mass of the buildings is reduced as viewed from the adjacent residential development due to the orientation of the buildings and the increased decorative wall height will further provide a buffer between the existing single family residential development and the proposed multiple family residential development. In summary, staff can support the increased building height (waiver of development standards #1) since the 46 foot high portions of the buildings are not adjacent to the single family residential developments, and staff can support the increased block wall heights (waivers of development standards #3b and #3c) since the walls will increase the buffering between the uses. However, staff cannot support the reduced height/setback ratio (waiver of development standards #2) since this could create a negative visual impact on the existing homes.

Waiver of Development Standards #3a

Although a block wall is typically required adjacent to a freeway, staff agrees that an 8 foot high wrought iron fence along the east property line is more appropriate for this site. Immediately adjacent to the east of the site is a bike and pedestrian path, and the project includes 2 pedestrian access gates from the development connecting to the path. Farther east of the path is a vehicular off-ramp from the highway, a water retention area, and then the highway. In addition, an existing sound buffer wall is located along a portion of the highway off-ramp. Therefore, a block wall is not necessary to provide additional sound or visual buffering.

Design Review #1

The proposed design complies with several Urban Specific Policies for multiple family residential developments including Policy 51 that encourages amenities for residents, Policy 54 that encourages the arrangement of parking areas into courts rather than long corridors, and Policy 55 that encourages spatial distribution of buildings rather than the massing of buildings. Amenities will include a pool, barbeque pits, hammocks, and garden beds. Parking is distributed throughout the development on all the access drive aisles. Lastly, the buildings are oriented in varying directions to each other, which avoids the monotony of a linear pattern. However, since staff cannot support the reduced height/setback ratio, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

The applicant's justification for the reduction of the throat depth to call box includes a statement that vehicles can stack side by side and the letter indicates that the proposed throat depth is similar to what was previously approved. Staff finds that ingress lanes that are wide enough for stacking side by side do not reduce the impact to the perimeter streets. Additionally, staff's research on prior approvals for the subject site indicates that the 1983 approval for the

subdivision shown this access point on Viking Road as an emergency access driveway only, not a gated access for ingress and egress. Therefore, staff cannot support this request.

Design Review #2

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

Staff Recommendation

Approval of zone change, waivers of development standards #1, and #3, and design review #2; denial of waiver of development standards #2 and #4, and design review #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2020 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that noise attenuation is required per Nevada Department of Transportation standards: a 25 decibel noise level reduction or greater must be incorporated into the residential buildings; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Owner shall coordinate with Public Works - Development Review Division to dedicate easements or fee title right-of-way for 30 feet for Viking Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

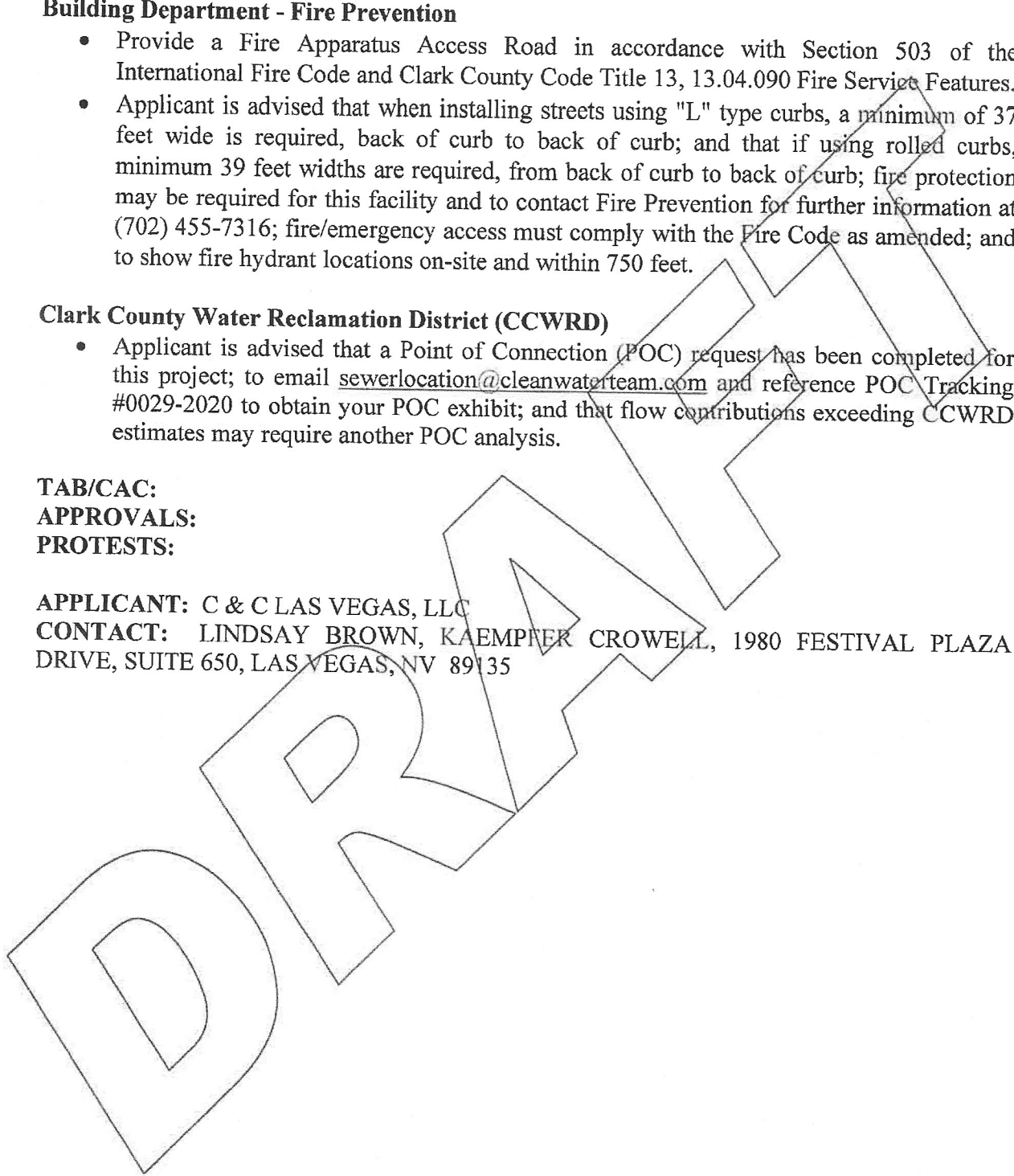
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

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 #0029-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: C & C LAS VEGAS, LLC
CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION


<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING	STAFF	DATE FILED: <u>8/13/20</u> APP. NUMBER: <u>NZC-20-0348</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> ACCEPTED BY: <u>JCT</u> TAB/CAC MTG DATE: <u>9/29</u> TIME: <u>7pm</u> FEE: <u>3,459.50</u> PC MEETING DATE: <u>10/20/20</u> TIME: <u>7pm</u> CHECK #: <u>ONLINE</u> BCC MEETING DATE: <u>11/18/20</u> TIME: <u>9AM</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>R-2</u> OVERLAY(S)? <u>N</u> PLANNED LAND USE: <u>WPRS</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
<input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)	PROPERTY OWNER	NAME: <u>C&C Las Vegas, LLC</u> ADDRESS: <u>5313 Rapunzel Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
(ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)	APPLICANT	NAME: <u>C&C Las Vegas, LLC</u> ADDRESS: <u>5313 Rapunzel Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
(ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)	CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>sha@kcnvlaw.com</u>
<input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)		

ASSESSOR'S PARCEL NUMBER(S): 161-18-813-001 thru 032, 161-18-813-030 thru 113, and 161-18-895-002 thru 005
 PROPERTY ADDRESS and/or CROSS STREETS: Viking/US-95
 PROJECT DESCRIPTION: non-conforming zone change, and design review for a condominium development.

(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.

Rene Chang Rene Chang
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 17, 2020 (DATE)
 By Rene Chang
 NOTARY PUBLIC: Parvaneh Kashkoush


CANDACE CARDUCCI
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 05-28-21
 Certificate No: 98-49323-1

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

KAEMPFER

CROWELL

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 12, 2020

VIA HAND DELIVERY

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

NZC-20-0345

Re: *Compelling Justification Letter – Nonconforming Zone Change for APNs: 161-18-813-001 thru 032, 161-18-813-090 thru 113, and 161-18-895-002 thru 005, Design Review for Multi-Family Development and Associated Waivers*

To Whom It May Concern:

Please be advised our office represents C & C Las Vegas, LLC (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 4.69 gross acres located on the southwest corner of Viking Road and S US 95. The property is more particularly described as APNs: 161-18-813-001 thru 032, 161-18-813-090 thru 113, and 161-18-895-002 thru 005 (collectively the "Site"). The Applicant is requesting a nonconforming zone change from R-2 to R-3, a design review to develop an 84 unit for-sale multi-family condominium development, and associated waivers.

Nonconforming Zone Change:

The Paradise Land Use Plan designation for the Site is Residential Suburban ("RS"). However, this request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

1. **A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate:**

The Paradise Land Use Plan was last amended in November of 2017. The subject area is a well built out area with other multiple family uses in the surrounding areas. These parcels were previously mapped out for homes but with the downturn of the economy, the development was unable to be finished. With recent changes and the development of these parcels, the trends in the area support the proposed development.

2. The density or intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area:

With the current development of multi-family in the area, the density and intensity of this proposed use is compatible with the surrounding area. There is an existing multi-family development in the area across from US-95 and zoned R-3. Other compatible uses around the Site include Chaparral High School to the North, a shopping center to the west, and US-95 to the east. The site is located adjacent to the US-95 which is conducive for multi-family development. Thus, overall, the density and intensity is compatible with the area.

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire, and police facilities, and storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site will provide recreational amenities which will not burden Clark County recreation facilities. The very limited number of three bedroom units discourages occupation by families with school aged children. Finally, the Applicant will mitigate any impacts the proposed development may have.

4. The proposed nonconforming zone conforms to other applicable adopted plans, goals, and policies:

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located at the Viking Road and US-95. It is located near public facilities and mass transit stops necessary to support multi-family development and it is located near to other multi-family development residential neighbors and office/commercial complexes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 57 encourages multi-family developments to be located near transit stops and road networks that can accommodate higher residential densities. Here, the Site is located near bus stops.
- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.

- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the additional multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire project and garages are being provided for residents to avoid creating long corridors of parking area.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

As such, the overall Site design meets the goals and polices set forth in the Urban Land Use Policies.

Design Review:

The Applicant is proposing an 84 unit for-sale condominium development on the Site. The bedroom mix is as follows: 76 two bedroom units, and 8 three bedroom units. The proposed condominium buildings are predominately 3 stories. The proposed condominium building elevations show enhanced architectural elements including articulated façade with pop outs and varying rooflines to avoid the monolithic look. The driveways will be 10' where 8' is the minimum requirement. Multiple condominium buildings will have roof top decks. Those roof top decks are called out with hatching on the supporting plans. The Site's main entry is via a gated entryway located on Viking Road with emergency access to the south of the site. The Site will provide outdoor amenities such as a pool/spa/cabana area and dog park and indoor amenities. The pool and clubhouse area is being provided in the northeast corner of the property as this location is the best fit for the shape of this property. The pool and clubhouse are also more visually appealing in the front of the property. The clubhouse building is one story. The site plan and design of the buildings adheres to all Title 30 standards, including but not limited to exceeding parking requirements, meeting all landscaping requirements, setback requirements and exceeding open space requirements.

The Applicant will also be requesting a Design Review to Increase the Finished Grade on parts of the project. Certain areas of the site will require the finished grade to increase above 18" and therefore, we will need to request the design review in those areas.

Waivers:

The Applicant is also requesting a waiver of development standards for the height of the buildings. The height of the buildings at the tallest point is 46' where 35' is the maximum. The 46' maximum is from the lowest grade point of the building. The direct height from grade height

would be roughly 6-8" lower based on gradual grade instead of the finished floor lowest point of building. The height is typical for multifamily projects similar to this throughout the valley and is compatible with the surrounding area with the highway immediately east of this Site.

The Applicant is also requesting a waiver of the throat depth on Viking Road. The throat depth is 50' where 100' is required but there is ample space for cars to stack side-by-side instead of front to back. The proposed throat depth is similar to what was previously approved.

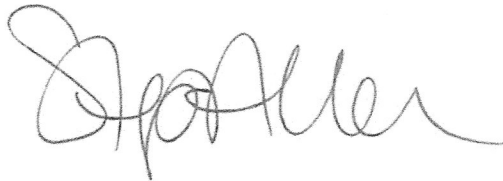
The Applicant is also requesting a waiver of the height/setback ratio. The Applicant is requesting a 20 foot setback where 87 feet is required.

Additionally, the Applicant will be requesting a waiver of development standards for the wall on the east property line. A wall is required along that property line; however, the Applicant will be providing a wrought iron fence. We believe the wrought iron fence will provide a better aesthetic to the project than a typical block wall.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Stephanie H Allen

SHA/LAB

10/20/20 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

HELM DR/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0383-MATE COMMERCIAL, LLC:

USE PERMIT for a major training facility within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/md/jd (For possible action)

RELATED INFORMATION:

APN:
177-02-201-053

LAND USE PLAN:
WINCHESTER/PARADISE BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 1505 Helm Drive
- Site Acreage: 1.3
- Project Type: Major training facility (cheerleading instruction)
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 11,590 (training facility)/23,192 (overall building)
- Parking Required/Provided: 44/49

Site Plans and Request

The plans depict a proposed major training facility (cheerleading instruction) within an existing office/warehouse building on a 1.3 acre site. The applicant currently operates a minor training facility for cheerleading instruction at this location, which is permitted by right within the M-D zoning district. Access to the existing office/warehouse building is granted via 2 existing commercial driveways along Helm Drive. The project site requires 44 parking spaces where 49 parking spaces are provided. The hours of operation for the school are 8:00 a.m. to 9:00 p.m. Monday through Saturday. The applicant is requesting up to 100 cheerleading students at a time within the facility.

Landscaping

All street and site landscaping exists and no changes are required or proposed to the existing landscaping.

Elevations

The plans (photographs) depict a 1 story office/warehouse building with an overall height of 45 feet to the top of the parapet wall. The existing building is constructed of concrete tilt-up panels consisting of neutral, earth tone colors.

Floor Plans

The plans depict a training area consisting of 10,590 square feet and an office area consisting of 1,000 square feet. Restroom facilities are located within the office area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this business and minor training facility use have operated at this location since 2012. The success of the business has gained more interest for cheerleading instruction and competition at this facility; therefore, a use permit is requested to accommodate the increased demand. The increase in the amount of students will not have an adverse effect on the surrounding area or parking. The site complies with all Code requirements and remains compatible and harmonious with the surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2075-04	Reclassified the project site to M-D zoning for an office/warehouse building	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	M-D	Office/warehouse buildings
East	Business and Design/Research Park	R-E	Undeveloped
West	Business and Design/Research Park	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that a major training facility is appropriate at this location and complies with on-site parking requirements. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking.

Major training facilities in other parts of Clark County have shown to be appropriate and compatible with retail/office developments. Therefore, staff does not anticipate any adverse impacts from this major training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that that fire/emergency access must comply with the Fire Code as amended; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; that approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within

the jurisdiction; the fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility; exception: the *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where: the building, except for a Group H and/or high-pile storage occupancy, is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3; where the building is protected with an approved automatic sprinkler system in accordance with minimum requirements, the fire apparatus access roads shall extend to within 250 feet (76 420 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building.

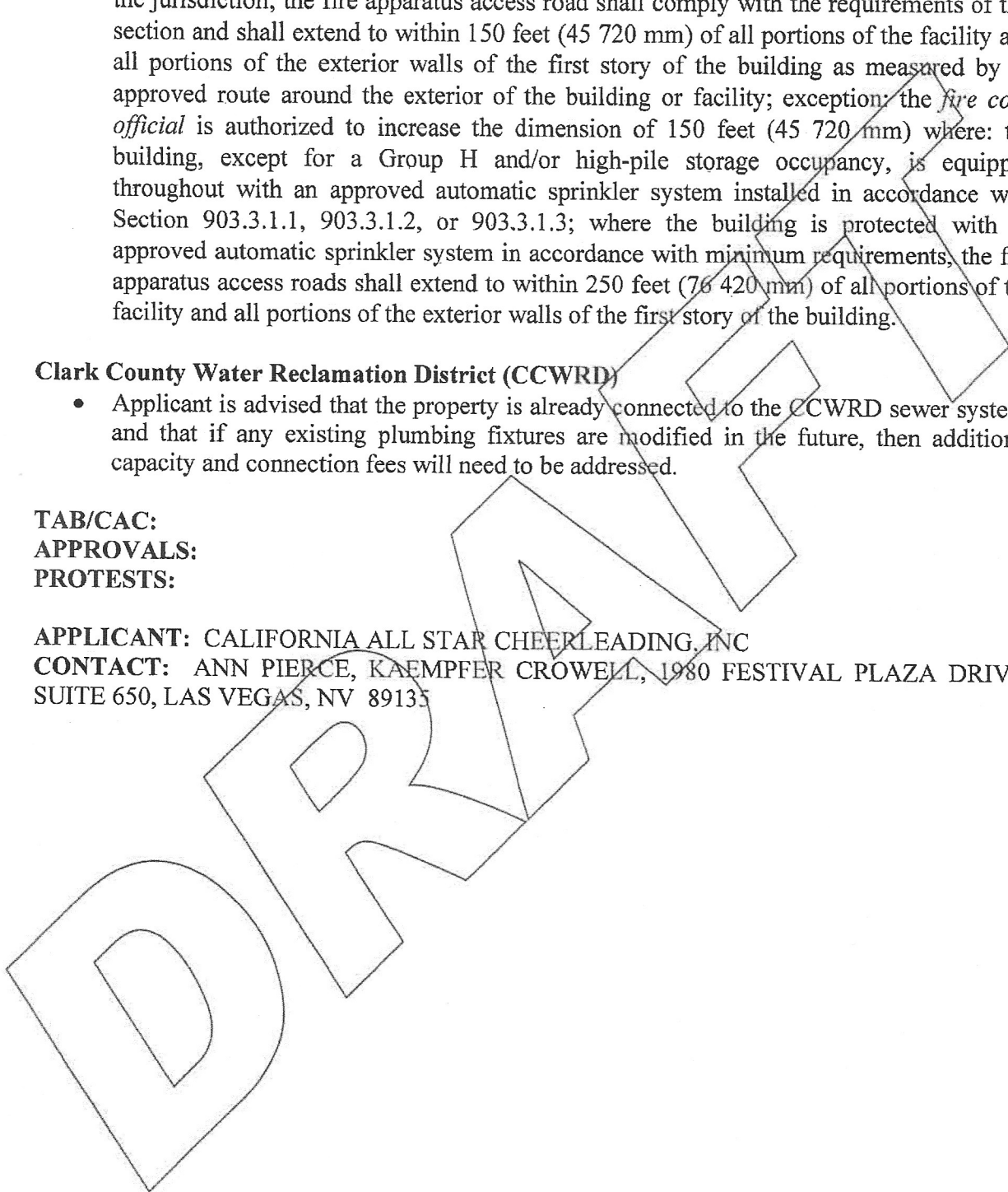
Clark County Water Reclamation District (CCWRD)

- 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: CALIFORNIA ALL STAR CHEERLEADING, INC

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





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

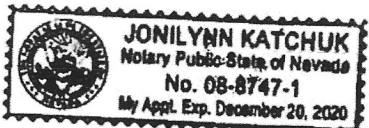
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-20-0383</u> DATE FILED: <u>8/26/20</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/29/20</u> PC MEETING DATE: <u>10/20/20</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>Mate Commercial, LLC</u> ADDRESS: <u>3411 Las Vegas Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>California All Star Cheerleading, Inc.</u> ADDRESS: <u>340 Rancheros Drive #170</u> CITY: <u>San Marcos</u> STATE: <u>CA</u> ZIP: <u>92069</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 177-02-201-053
 PROPERTY ADDRESS and/or CROSS STREETS: 1505 Helm Drive
 PROJECT DESCRIPTION: Use permit for a major training facility

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

Thomas Elardi THOMAS Elardi
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 7/21/2020 (DATE)
 By JONILYNN KATCHUK
 NOTARY PUBLIC: Jonilynn Katchuk



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

3

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

August 26, 2020

VIA UPLOAD

Mr. Mark Donohue
Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

**RE: Justification Letter
Special Use Permit for Major Training Facility
1505 Helm Dr.**

PLANNER
COPY

To Whom It May Concern:

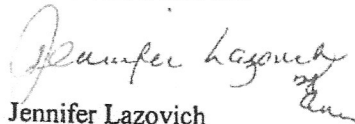
Please be advised this firm represents California All Star Cheerleading, Inc. (the "Applicant"). The Applicant is requesting a special use permit to allow for a major training facility at 1505 Helm Drive. Currently the Applicant operates a cheerleading instruction and competition facility at the location and would like the ability to have up to 100 students at a time.

This business and use has operated in this location since 2012. The current hours of operation are 8am to 9pm Monday thru Saturday. The Applicant's success has led to more interest for instruction and competitions therefore; they are requesting the special use permit to accommodate the demand. The increase in the amount of students will not have an adverse effect on the surrounding area or parking. Parking requirements are based on square footage and as this is not an expansion in the building no additional parking is needed. This use is required to provide 44 parking spaces and the Applicant is aware that they must have 44 parking spaces available for use at all times. To address your general comments dated July 30, 2020 regarding outside storage and a shipping container, the outside storage has been cleaned up and the shipping containers are in the process of being removed. The site complies with all Title 30 requirements and remains compatible and harmonious with the surrounding areas.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JL/amp

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 850
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.786.7181

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

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

10/20/20 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

RONDONIA CIR/SAN BLAS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0363-DINGEE, WENDY N. & DANA M. SR:

USE PERMIT to allow on-site clients in conjunction with a home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-25-314-014

LAND USE PLAN:

WINCHESTER/PARADISE, RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5515 Rondonia Circle
- Site Acreage: 0.4
- Project Type: Home occupation
- Number of Stories: 2
- Square Feet: 2,796

Request

This request is to allow the applicant, who is a Licensed Clinical Professional Counselor and Licensed Clinical Drug and Alcohol Counselor, to meet individual clients at the residence. No changes to the site are required or proposed.

Site Plan

The site plan depicts an existing single family residence located near the center of the parcel. Approximate setbacks are 20 feet to the north, 27 feet to the south, 25 feet to the east (front), and 29 feet to the west (rear). A multi-car driveway provides on-site parking and access to the residence from the cul-de-sac.

Landscaping

Existing mature landscaping is located on the sides and rear of the residence, and xeriscaping with large trees is in the front yard.

Elevations

The existing residence consists of painted stucco and pitched roofs with concrete barrel tile.

Floor Plans

The first floor is 1,279 square feet and includes a garage, entry room, living room, dining room, kitchen, family room, and a restroom. The applicant indicates that clients will meet in the living room next to the entryway. The second floor is 1,517 square feet and includes bedrooms and bathrooms.

Applicant's Justification

According to the applicant, allowing clients at the residence will provide the clients with the added comfort of a home setting. The business is low volume, and only individual clients will meet at the residence, 1 at a time. Hours of operation would be Monday through Thursday between 8:00 a.m. and 5:00 p.m., Saturday between 8:00 a.m. and 2:00 p.m. with no more than 5 clients on any given day. The residence includes spacious on-site parking, and there will be no negative impacts to the neighbors or quality of life in the neighborhood.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Low (up to 3.5 du/ac)	R-D	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed use, allowing clients to the residence during limited hours, will not create any negative impacts on adjacent properties, the character of the neighborhood, traffic conditions, parking, or other matters affecting the public health, safety, and general welfare. In fact, Land Use Goal 7 in the Comprehensive Master Plan encourages housing alternatives to meet a range of lifestyle choices, and Land Use Goal 8 encourages, in part, professional workplace opportunities integrated in a community. Allowing one-on-one client meetings at the residence during specific hours of operation provides a flexible residential and employment situation without impacting the neighborhood. Therefore, staff can support the request with specific conditions of approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Clients shall only be allowed at the residence Monday through Friday between 8:00 a.m. and 5:00 p.m. and Saturday between 8:00 a.m. and 2:00 p.m. with no more than 5 clients on any given day.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- 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: WENDY DINGEE

CONTACT: WENDY DINGEE, 5515 RONDONIA CIRCLE, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

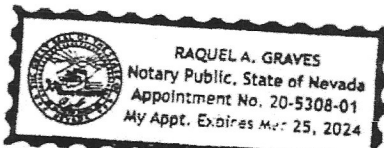
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>CC-20-0363</u> DATE FILED: <u>8/17/20</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/29/20</u> 7p PC MEETING DATE: <u>10/20/20</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Wendy Dingee</u> ADDRESS: <u>5515 Rondonia Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-604-5579</u> CELL: _____ E-MAIL: <u>wndingee@gmail.com</u>
	APPLICANT NAME: <u>Wendy Dingee</u> ADDRESS: <u>5515 Rondonia Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-604-5579</u> CELL: _____ E-MAIL: <u>wndingee@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Wendy Dingee</u> ADDRESS: <u>5515 Rondonia Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-604-5579</u> CELL: _____ E-MAIL: <u>wndingee@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16225314014
 PROPERTY ADDRESS and/or CROSS STREETS: 5515 Rondonia Circle
 PROJECT DESCRIPTION: permit to see clients in home

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

[Signature] Wendy Dingee
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 07/10/2020 (DATE)
 By Wendy Dingee
 NOTARY PUBLIC: [Signature]



4.

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

Wendy Dingee
5515 Rondonia Circle
Las Vegas, NV 89120
P:702-604-5579
wndingee@gmail.com

UC-20-0363

August 06, 2020

To Whom it May Concern,

This letter of justification is to obtain approval for a use permit so that I may be allowed to see individual clients in my home.

I am a Licensed Clinical Professional Counselor and Licensed Clinical Drug and Alcohol Counselor and have been in private practice here in Las Vegas, at a commercial 'executive suites' office, for approximately 10 years. At this point in my professional career, there are benefits to both myself and my clients in moving my practice to a home setting.

The history of home-based psychotherapy practice goes all the way back to Freud. The clients that I serve are well suited to the comfort of a home setting. [This article](#) outlines the challenges and benefits of home-based psychotherapy practice, with references.

My practice is low volume, and I see only individuals, therefore my neighbors and the quality of the neighborhood will not be negatively affected. The hours during which clients would be seen are Monday through Thursday between 8am and 5pm, Saturday between 8 am and 2pm with no more than 5 clients being seen on any given day. The location in the home where clients would be seen in the living room.

Sincerely,

Wendy Dingee

10/20/20 PC AGENDA SHEET

ROOM ADDITION
(TITLE 30).

HELANAN AVE/JAROM ST

PUBLIC HEARING-

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0369-HAWKINS FAMILY TRUST ETAL & HAWKINS, JUSTIN L. TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing addition to a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Helaman Avenue, 375 feet east of Jarom Street within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:

161-29-216-021

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side yard setback from the west property line to 4.5 feet where a minimum of 10 feet is required per Table 30.40-1 (a 55% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3454 Helaman Avenue
- Site Acreage: 0.5
- Project Type: Existing addition to a single family residence
- Number of Stories: 1
- Building Height (feet): 10 addition/16 residence
- Square Feet: 196 addition/2,342 residence

Site Plan

The request is to reduce the side yard setback for an existing addition from the west property line. Records indicate the existing residence was constructed in 1976, and based on aerial photographs the addition was constructed prior to the spring of 2001. The residence is located in the central portion of the site. Access to the property is from an existing driveway located on the southeastern portion of the site. The addition was added to the west side of the home to expand the master bathroom and provide a walk-in closet for the master bedroom. The addition is set

back approximately 4.5 feet from the west property line, approximately 77 feet from the front property line, and 60 feet from the rear property line.

Landscaping

No changes to landscaping are proposed or required with this request. There are existing mature trees, shrubs, and decorative rock for groundcover in the front yard.

Elevations

The residence is 1 story with a maximum height of approximately 16 feet. The addition is also 1 story; however, the maximum height of the addition is approximately 10 feet. The exterior wall of the residence and addition are stucco with matching color and texture. The residence has a 4:12 pitched roof with concrete tile roofing material. The addition has a 1:12 pitched roof with asphalt shingles for roofing material.

Floor Plans

Records show the residence has an area of 2,342 square feet with 4 bedrooms and 2 bathrooms. The addition has an area of approximately 196 square feet, which expanded the master bathroom and provided a walk-in closet for the master bedroom.

Applicant's Justification

The applicants indicate the property was purchased in March of 2016. The property had not been properly maintained for some time and they began the process of restoring the home. The existing addition had been constructed by a prior property owner and the applicant's discovered the addition was not properly permitted. As part of the applicants' effort to restore the property, this application was submitted to bring the addition into conformance with Code.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The applicant purchased an older home and is in the process of restoring the property. As part of this restoration effort it was discovered that the existing addition on the west side of the

residence was constructed without permits; therefore, this request was submitted to bring the property into conformance to Code. The request is to reduce the west side yard setback to approximately 4.5 feet, a 55 percent reduction from the required setback of 10 feet. Staff would typically consider this an excessive reduction in the required setback and without sufficient justification, would not support the request. The applicant has owned the property since March of 2016 and aerial photographs indicate that the addition was constructed by a prior property owner before the spring of 2001. The property has changed ownership 3 times since this addition was constructed and there have not been any complaints filed with the Clark County Public Response Office for the addition since it was constructed. The adjacent property to the west, which is the most impacted by this addition, has been under the same ownership since March of 1980. The current property owners to the north and across the street to the south all took ownership of the parcels well after the addition was constructed. Given that the addition was constructed approximately 20 years ago and there is no record of any complaints for the property or more specifically the addition, staff does not have an objection to 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS: -

PROTESTS:

APPLICANT: JENNIFER NICOLE HAWKINS
CONTACT: JENNIFER HAWKINS, 4354 HELAMAN AVE., LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 ⁰⁰ <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0369</u> DATE FILED: <u>8-20-20</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9-29-20</u> PC MEETING DATE: <u>10-20-20</u> BCC MEETING DATE: <u>-</u> FEE: <u>475⁰⁰</u>
	PROPERTY OWNER NAME: <u>Hawkins Family Trust, Jennifer N, & Justin L. Hawkins</u> ADDRESS: <u>4354 Helaman Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-374-6993</u> CELL: <u>702-305-7558</u> E-MAIL: <u>jnyhawkins@yahoo.com</u>
	APPLICANT NAME: <u>Jennifer N. Hawkins</u> ADDRESS: <u>4354 Helaman Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-374-6993</u> CELL: <u>702-305-7558</u> E-MAIL: <u>jnyhawkins@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jason Maheu</u> ADDRESS: <u>652 Middlegate Rd, Suite B</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89011</u> TELEPHONE: <u>702-262-7955</u> CELL: _____ E-MAIL: <u>jamdesign2@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-29-216-021

PROPERTY ADDRESS and/or CROSS STREETS: 4354 HELAMAN AVE.

PROJECT DESCRIPTION: waiver for a reduction in side setback from 10'-0" to 4'-6"

(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.

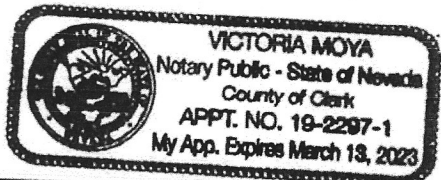
Jennifer N. Hawkins
 Property Owner (Signature)*

Jennifer N. Hawkins
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 10, 2020 (DATE)

By Jennifer Hawkins
 NOTARY PUBLIC: Victoria Moya



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

Land Use Application
Department of Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV. 89106

RE: Jennifer Nicole and Justin Hawkins
Hawkins Family Estate
4354 Helaman Ave.
Las Vegas, NV. 89120
(702) 374-6993
Assessor's Parcel -161-29-216-021

Justification Letter

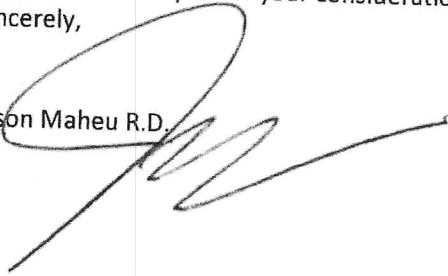
July 8, 2020

Dear Department of Comprehensive Planning,

Please accept our Application for waiver of design standards to the property at 4354 Helaman Ave., Las Vegas, NV. 89120. APN: 161-29-216-021. The lot is 0.46 acres and zoned R-E. We purchased the home in March of 2016. In the past four years we have made several repairs to the home including: concrete and debris removal, roof repair, new windows, chimney, new air conditioner units, removal of swamp cooler ducting, pool and spa restoration, yard landscaping and tree removal, door repair and security features, and endless general maintenance. Basically the house had not been taken care of for several years. We did not know when we purchased the home that the Master Bath and Closet addition had not been permitted. At this time, as we aim to further correct the property, we ask for your help in bringing the home up to Clark County Regulation and Code. The house is 2,342 S.F. prior to the addition the addition will add an additional 162 S.F. to the residence. We are requesting a reduction in the side setback from 10'-0" to 4'-6". We feel that this does not adversely affect any of the surrounding neighbors. Thank you for your consideration and attention to this request.

Sincerely,

Jason Maheu R.D.



10/20/20 PC AGENDA SHEET

FENCING
(TITLE 30)

BOULDER HWY/MAYORGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0377-C C PROPERTIES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) allow a non-decorative fence; and 3) reduce the gate setback in conjunction with an existing vehicle sales establishment 0.5 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Boulder Highway and Mayorga Street within Paradise. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

161-17-101-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the fence height to 6 feet where 3 feet is the maximum allowed per Section 30.64-020 (a 50% increase).
2. Allow a non-decorative (chain-link) fence along Boulder Highway and Mayorga Street where a decorative fence is required per Section 30.64-020.
3. Reduce the gate setback to zero feet where 18 feet is required per Section 30.64.020 (a 100% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4231 Boulder Highway
- Site Acreage: 0.5
- Project Type: Fencing
- Fence Height (feet): 6
- Parking Provided: 6 (parking reduction approved via ZC-0274-13)

Site Plan

The site was previously reclassified from H-2 zoning to C-2 zoning to allow a vehicle sales and vehicle maintenance establishment. The site plan depicts 2 existing buildings on the east half of the site. Building A consists of an office and Building B is used for storage. The Assessor's

records show that the buildings were constructed in 1964 under a different development Code; however, the zone change (ZC-0274-13) was approved to help bring the site into compliance with Title 30 standards. Vehicle displays are located along the western half of the site, facing Boulder Highway and Mayorga Street. Employee and customer parking is adjacent to Building A and southwest of Building B. There is a centrally located vehicle canopy with vehicle displays west of Building A. Access to the site is provided via 2 driveways ;1 along Boulder Highway and 1 along Mayorga Street.

The applicant's request is to allow a 6 foot high chain-link fence along the property lines adjacent to Boulder Highway and Mayorga Street (west half of the site). The existing gates are open during business hours but do not meet the 18 foot gate setback required per Title 30.

Landscaping

Per the submitted photos, shrubs and groundcover were installed within existing planters along Boulder Highway and Mayorga Street per conditions of approval via ZC-0274-13. Additional landscaping is not required nor a part of this request.

Elevations

The submitted photos show that the exterior finishes of the buildings consist of white walls, red trim, and aluminum storefront and window systems. The proposed fencing along Boulder Highway and Mayorga Street is a 6 foot high chain-link fence (non-decorative per Title 30).

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the existing fence provides security to the establishment and helps deter any potential thefts and vandalism to the vehicles on the site. Due to existing site constraints, the access gates were installed to be in-line with the existing fence.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0274-13	Reclassified the site from H-2 to C-2 zoning for a vehicle sales and vehicle maintenance establishment, a use permit to allow service bay doors to face Boulder Highway, and waivers to eliminate the trash enclosure requirement, eliminate parking lot landscaping, eliminate on-site street landscaping, and reduce the driveway width	Approved by BCC	July 2013
ADR-0852-07	Increased height of an existing communication tower	Approved by ZA	July 2007
ADR-0699-99	65 foot high monopole tower consisting of 2 antennas	Approved by ZA	October 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-2	Tavern (Dotty's)
South	Commercial General	H-2	Motel (Siegel Suites) & undeveloped
East	Commercial General	C-2 & H-2	Retail building & office warehouse
West	Commercial General	C-2	Mini-warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The chain-link fence is set back 21 feet from the back of the sidewalk along Boulder Highway, and 10 feet from the right-of-way (along Mayorga Street) in front of the landscape planter. Staff has no objection to the existing fence height, since the fence does not block any site visibility zones, and the required landscaping per ZC-0274-13 has been maintained.

Waiver of Development Standards #2

The chain-link fence does not pose any visual obstruction or any aesthetic hindrances to the overall site. The submitted photos show that landscaping softens the streetscapes along Boulder Highway and Mayorga Street. Since staff supports waiver of development standards #1, staff can also support this request.

Waiver of Development Standards #3

Staff has no objection to proposed existing gate setback dimension. The site was developed in 1964 and is only 0.5 acre in size, because of this, site constraints are inevitable and do not allow for the existing gates to be set back 18 feet on the site. The site plan shows that site visibility zones are also accommodated; therefore, staff can also 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant is advised that the gate must remain open during business hours and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Gates will need to be set back to allow for fire/emergency vehicles to safely stage off of Boulder Hwy & Mayorga while gates are being opened.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: KEVIN PODOLL
CONTACT: KEVIN PODOLL, LIFTED TRUCKS VEGAS, 4231 BOULDER HIGHWAY,
LAS VEGAS, NV 89121



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0377</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Paradise</u> PC MEETING DATE: <u>10/20/20</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>	DATE FILED: <u>8/25/20</u> TAB/CAC DATE: <u>9/29/20</u> <u>7PM</u>
	PROPERTY OWNER NAME: <u>CC Properties</u> ADDRESS: <u>4525 S Sandhill #101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702 286 4000</u> CELL: _____ E-MAIL: <u>GLADYCOMBS@GMAIL.COM</u>	
	APPLICANT NAME: <u>Lifted Trucks Vegas</u> ADDRESS: <u>4231 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702 564 5438</u> CELL: _____ E-MAIL: <u>Kevinpodoll@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT NAME: <u>Lifted Trucks Vegas</u> ADDRESS: <u>4231 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702 564 5438</u> CELL: _____ E-MAIL: <u>Kevinpodoll@gmail.com</u> REF CONTACT ID #: <u>203205</u>		

ASSESSOR'S PARCEL NUMBER(S): 161-17-101-001
 PROPERTY ADDRESS and/or CROSS STREETS: 4231 Boulder Hwy Las Vegas NV 89121
 PROJECT DESCRIPTION: 6ft chain length fence to go around

(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.

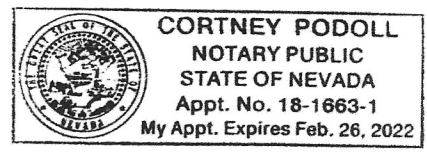
Gladys E. Combs
 Property Owner (Signature)*

Gladys E. Combs
 Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/29/20 (DATE)

By _____
 NOTARY PUBLIC: Ch



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

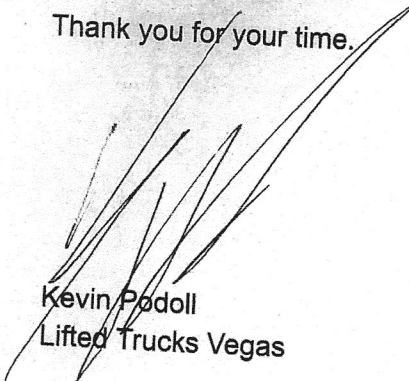
June 29, 2020

WS-20-0377

To Whom It May Concern,

We are applying for a Waiver of Development Standards for our business Lifted Trucks Vegas, in regards to a fence for several reasons which I will state. We are applying for a waiver to increase the fence height along a street, we are applying to allow a non-decorative fence (chain link) and finally we are applying to reduce the existing gate setback to zero feet where 18 feet is required. We have put up a 6 foot high chain length fence that runs along Mayorga Street on the property line as well as along Boulder Hwy on the property line. We have 2 access gates installed as well. One along Mayorga Street and one on Boulder Hwy. We felt that many of the people walking by would walk through the lot. We also felt that with a fence, theft and vandalism of a vehicle is less likely.

Thank you for your time.



Kevin Podoll
Lifted Trucks Vegas

PLANNER
COPY

6

10/21/20 BCC AGENDA SHEET

WAREHOUSE DEVELOPMENT
(TITLE 30)

PINE ST/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0364-HARSCH INVESTMENT PROPERTIES, LLC:

ZONE CHANGE to reclassify 3.2 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate loading spaces; and 2) alternative driveway geometrics.

DESIGN REVIEWS for a warehouse development.

Generally located on the west side of Pine Street, approximately 240 feet north of Sunset Road within Paradise (description on file). JG/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-801-006 through 162-36-801-009; 162-36-801-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate loading spaces where 2 spaces are required per Table 30.60-6 (a 100% reduction).
2. Reduce driveway throat depth to a minimum of 17 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6379, 6349, and 6419 Pine Street
- Site Acreage: 3.2
- Project Type: Warehouse development
- Number of Stories: 1
- Building Height (feet): 27 feet 6 inches
- Square Feet: 44,100
- Parking Required/Provided: 67/77

Site Plans

The plans depict a 44,100 square foot, 1 story multi-tenant warehouse building. The proposed building is parallel to Pine Street with the loading docks and associated drive aisle facing the west of the property. Parking is located on the north, south, and east sides of the building. Walkways for pedestrian movement are located on the north, east and south sides of the building. The proposed development is accessed from 3 driveways along Pine Street. All 3 driveways are proposed with a 17 foot long throat depth.

Landscaping

There are existing attached sidewalks on Pine Street on the north and south sides of the proposed development. The plans show an 18 foot 5 inch landscape area along Pine Street, a 7 foot 5 inch landscape strip along the southern boundary, an 8 foot landscape strip along the northern boundary, and a 5 foot 5 inch landscape area along the western boundary. Parking lot landscaping complies with Title 30. Additional landscape areas are provided on both the north and the south sides of the proposed building.

Elevations

The plans depict a 1 story building with flat roof with metal cornices, concrete tilt-up walls, aluminum storefronts with metal canopies over each entry on the front of the building, and roll-up doors on the rear of the building. The proposed building will be a combination of white and gray in various shades to provide contrast.

Floor Plans

The plans show an open floor plan in order to build to suit future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development will make state-of-the-art facilities available for a wide range of business activities. The proposed development will provide an extension to the existing attached sidewalk on the north and south sides of the project area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0810-08 (ET-0159-10)	Extension of time for a temporary construction storage site - expired	Approved by PC	November 2010
UC-0810-08	Temporary construction storage site	Approved by PC	October 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Business and Design/Research Park	M-D	Warehouse & light industrial businesses

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	M-D	Warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The proposed zone change is in conformance with the Paradise/Winchester Land Use Plan and the proposed use of the site is consistent and compatible with the abutting developments. The zone change complies with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses, therefore, staff supports the zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

The requirement for loading spaces associated with various types of development is an effort to avoid undue interference with public use of streets and reduce access restrictions for surrounding uses. Loading spaces should be designed to not interfere with on-site traffic movement and allow room for the maneuvering of trucks. The site as designed does not provide room to accommodate loading spaces which is why the applicant is requesting a waiver of development standards. However, the applicant has designed the site to ensure that the roll-up doors are not visible from a public right-of-way and has provided a 24 foot wide drive aisle to accommodate possible loading in the back of the building. Staff finds that the proposed waiver of development standards will not have a negative impact on the surrounding uses and can therefore support the request.

Design Review

There are existing office/warehouse facilities to the north, south, and west of this site. The design of the buildings is consistent and compatible with the existing facilities in this area. Staff finds the exterior elements of the buildings to be aesthetically pleasing and the overall design is consistent with the surrounding area. Urban Land Use Policy 73 encourages that the applicant maintain perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas. Thoughtful site design, taking into account the existing

conditions of the site and the surrounding area to minimize negative impacts to the area, help to make this project comply with the Comprehensive Master Plan; therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depths for the commercial driveways on Pine Street. Pine Street terminates just north of the site, so traffic will be minimal. In addition, the applicant provided landscaping buffers to act as an extension of the throat depths to help with traffic flow into the site.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contours for McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

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.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 162-36-801-007 and -009; to connect to municipal sewer and remove or abandon the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*, and to submit documentation to SNHD showing that the systems have been properly removed or abandoned.

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 #0345-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: VLMK

CONTACT: JENNIFER KIMURA, VLMK, 3933 SW KELLY AVENUE, PORTLAND, OR 97239

DRAFT



LAND USE APPLICATION

APR 20-100175

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>8/25/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>2,375</u> CHECK #: <u>online</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0364</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/29</u> TIME: <u>7</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/21</u> ZONE / AE / RNP: <u>R-E/AE-65, AE-70</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Harsch Investment Properties, LLC and Oregon Limited Liability Company</u> ADDRESS: <u>1121 SW Salmon Suite 500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>503.242.2900</u> CELL: _____ E-MAIL: <u>RobertS@harsch.com</u>	APPLICANT NAME: <u>VLMK Engineering + Design - Jennifer Kimura</u> ADDRESS: <u>3933 SW Kelly</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97239</u> TELEPHONE: <u>503.222.4453</u> CELL: <u>503.709.0722</u> E-MAIL: <u>jenniferk@vlmk.com</u> REF CONTACT ID #: <u>181972</u>	
	CORRESPONDENT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): APN 162-36-801-006, 007, 008, 009, and 011

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Road at Pine Street

PROJECT DESCRIPTION: Proposed construction of (1) 44,100 sf building, associated site work and the re-zone of the current R-E zones to MD. Please see attached Justification Letter.

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

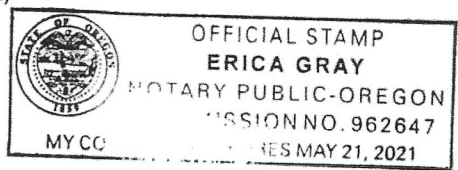
[Signature]
 Property Owner (Signature)*

Harsch Investment Properties, LLC
 By: Robert Stry, Development Manager
 Property Owner (Print)

STATE OF OREGON
 COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON July 6, 2020 (DATE)
 By Robert Stry, Development Manager

NOTARY PUBLIC: Erica Gray Erica Gray



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

Secretary's Certificate

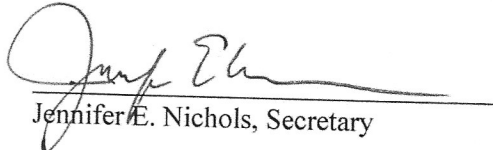
This Secretary's Certificate (the "Certificate") is made in connection with that certain development project (the "Project") in regard to the real property generally identified as APN: 162-36-801-006, APN: 162-36-801-007, APN: 162-36-801-008, APN: 162-36-801-009, APN: 162-36-801-011 and commonly known as "Sunset Airport Center III" (the "Property").

This Certificate is made by the undersigned, Jennifer E. Nichols, being Secretary of Harsch Investment Properties, LLC an Oregon limited liability company ("Harsch").

The undersigned hereby represents, warrants and certifies as follows:

1. Harsch is the owner of the Property.
2. The following individuals are officers of Harsch:
 - i. Jordan D. Schnitzer, President
 - ii. Jim Sather, Senior Vice President
 - iii. Reed Gottesman, Senior Vice President
 - iv. Jennifer E. Nichols, Vice President, General Counsel & Secretary
 - v. Andrew Goodman, Assistant Vice President
 - vi. Jeff Nudelman, Senior Counsel/Assistant Secretary
 - vii. Robert Strys, Development Manager & Authorized Signer
3. All of the foregoing Harsch officers and signers, in their respective capacities as officers and authorized signers, are authorized to execute any and all documents required for the development of the Project on behalf of Harsch.

Dated: July 7, 2020


Jennifer E. Nichols, Secretary

Planner Copy

ZC-20-0364

August 11, 2020

Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155-1111

Re: Sunset Airport Center III (SAC3)
Justification Letter
APN 162-36-801 (multiple lots starting with this number that end with 006, 007, 008, 009,
and 011).

The Sunset Airport Center project is a 3.13-acre (+/-) industrial development. This project is currently planned for construction of a single building that is approximately 44,100 square feet. The project is intended to provide multi-tenant industrial lease space for a variety of warehousing and manufacturing activities. Target tenants include smaller spaces up to mid-sized light industrial-type activities.

We are applying for the following applications:

1. A re-zone of the current R-E zones to change these to all be M-D zone. Warehouse and manufacturing are allowed in the M-D zone.
2. Design review of warehouse development.
3. We are also applying, in the future (separate from design review and re-zone), for a new parcel map that combines the existing five (5) parcels into a single-parcel map.
4. Wavier of Development Standards for reduced driveway throat depths to less than 25-foot minimum (17-foot min). There are 77 parking spaces. Per Clark County Uniform Standard Drawing 222.1, a 75-foot throat depth is required. Or if allowed, 77 spaces divided by 3 drives = 25.7 spaces, would allow for 25-foot minimum. However, the narrow depth of the site does not allow for a throat depths deeper than the 17-foot on one side of drive (25-foot min. is achieved on other side of drive) without greatly impacting the site and building layout.
5. Wavier of Development Standards for elimination of loading spaces required per 30.60-6. Loading and unloading will be located at the back of the building where each tenant space will have a 12' x 14' roll up door and a 24'-0" drive isle.

This development is well served by the existing street (Pine Street) and includes three new driveways on Pine Street. The project site is currently located in Clark County and they will provide all utilities to serve the site. This project will include new half street improvements in Pine Street.

This project will make available to the community state-of-the-art facilities for a large range of business activities. These facilities are designed to accommodate small businesses as well as tenants seeking mid-sized warehouse space. The project is planned to be upscale as is evidenced by the proposed building elevations (included canopies, architectural cornice, recessed entries, metal panel details, etc.), landscaping and parking accommodations. The developers have a history of long-term ownership and well-managed projects.



ENGINEERING + DESIGN

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3933 SW Kelly Ave Portland, OR 97239

503.222.4453

VLMK.COM

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The current projected schedule is to begin rough grading for the 3.13-acres as soon as permits are approved (early 2021) followed by the building construction.

If you have any questions, please call.

Sincerely,
VLMK Engineering + Design



Mike Lundervold, P.E.
Principal

Planner
Copy

ZC-20-0364