



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 28, 2021

7:00pm

### AGENDA

**Note:**

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

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

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

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

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

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

- III. Approval of Minutes for December 14, 2021. (For possible action)
- IV. Approval of the Agenda for December 28, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** High Impact Project; **2)** resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** High Impact Project; **2)** resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**
  - 2. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**
  - 3. **ET-21-400177 (WS-19-0656)-TIRL GEORGE & MARTINA:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduce setbacks; **2)** allow an accessory structure not architecturally compatible with the principal building; **3)** increase the number of driveways to two; and **4)** reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/jgh/jo (For possible action)

4. **UC-21-0673-PECOS ROAD NV, LLC:**  
**USE PERMIT** for personal services (tanning salon) within an existing commercial and industrial complex on a 0.8 acre parcel in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Pecos Road, 570 feet south of Post Road within Paradise. JG/nr/jo (For possible action) **PC 1/18/22**
  
5. **UC-21-0675-MCKAY, KELLENE & FLETCHER JACK WILLIAM:**  
**USE PERMIT** to allow an on-site employee who is not a family member in conjunction with an existing home occupation within an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Burnham Avenue and the north side of Robindale Road within Paradise. MN/jor/jo (For possible action) **PC 1/18/22**
  
6. **UC-21-0682-M D PROPERTIES, LLC & D P DRIFTWOOD, LLC:**  
**USE PERMIT** for personal services (barber shop) within an industrial complex on a portion of 9.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/jgh/jo (For possible action) **PC 1/18/22**
  
7. **UC-21-0685-NEVADA SUNSET MANAGERMENTS, LLC:**  
**USE PERMIT** for personal services (beauty salon) within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 and AE-65) Zone. Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise. JG/md/jo (For possible action) **PC 1/18/22**
  
8. **UC-21-0686-CENTRO EVANGELISTICO PALABRA:**  
**USE PERMIT** for a school on a portion of a previously approved place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) driveway geometrics.  
**DESIGN REVIEW** for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise. TS/sd/jo (For possible action) **PC 1/18/22**
  
9. **UC-21-0692-SKYBELL, LLC:**  
**USE PERMIT** for a communication tower and associated equipment.  
**DESIGN REVIEW** for a communication tower and associated equipment on 2.5 acres in an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the south side of Hacienda Avenue, 286 feet west of Polaris Avenue within Paradise. MN/jvm/jo (For possible action) **PC 1/18/22**
  
10. **VS-21-0687-COLEN SHELDON & SOTO ANGELA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tamarus Street (alignment) and Spencer Street and between Pebble Road and Ford Avenue within Paradise (description on file). MN/sd/jo (For possible action) **PC 1/18/22**
  
11. **VS-21-0689-4520 ARVILLE & MCKINLEY MANOR:**  
**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)

12. **VS-21-0690-COUNTY OF CLARK:**  
**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action) **PC 1/18/22**
13. **VS-21-0693-LV PECOS ROAD LP:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Patrick Lane and Post Road and between Pecos Road and Pearl Street (alignment) within Paradise. (description on file). JG/nr/jo (For possible action) **PC 1/18/22**
14. **VS-21-0684-GIVANT, DAWN & BURCO, KIM:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action) **BCC 1/19/22**
15. **WS-21-0683-GIVANT, DAWN & BURCO, KIM:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action) **BCC 1/19/22**
16. **TM-21-500192-GIVANT, DAWN & BURCO, KIM:**  
**TENTATIVE MAP** consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action) **BCC 1/19/22**

VII. General Business (For possible action)

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

IX. Next Meeting Date: January 11, 2022.

X. Adjournment.

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



## Paradise Town Advisory Board

December 14, 2021

### MINUTES

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

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

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

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

Mark Donohue; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:  
**None**

III. Approval of November 30, 2021 Minutes

**Moved by: Philipp**

**Action: Approve with the change to item #3**

**Vote: 5-0 Unanimous**

Approval of Agenda for December 14, 2021

**Moved by: Haywood**

**Action: Approve as submitted**

**Vote: 5-0 Unanimous**

IV. Informational Items (For Discussion only)  
**None**

V. Planning & Zoning

1. **UC-21-0646-BPS HARMON, LLC:**

**USE PERMITS** for the following: 1) to allow retail sales and service as a primary use (outside); 2) alcohol (on-premises consumption); 3) alcohol sales, beer and wine packaged; 4) craft distillery; 5) antiques; 6) arcade; 7) art gallery; 8) banquet facility; 9) club; 10) convenience store; 11) electronic equipment sales; 12) food/cart booth; 13) grocery store; 14) health club; 15) hookah lounge; 16) jewelry making; 17) jewelry sales; 18) kiosk/information; 19) live entertainment; 20) massage; 21) movie theater; 22) night club; 23) office; 24) outside dining and drinking; 25) personal services; 26) pharmacy; 27) photographic studio; 28) recording studio; 29) recreational facility; 30) restaurant; 31) retail sales; 32) shoe repair; 33) sporting goods; 34) theater; and 35) watch repair.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow retail sales and service not within a permanent enclosed building; 2) reduce setbacks; 3) reduce landscaping; and 4) reduce height setback ratio.

**DESIGN REVIEWS** for the following: 1) outside retail sales and service structures/kiosks; and 2) expansion of second level retail space in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/jo (For possible action) **BCC 12/2/21**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**Added condition**

- **No sale of Fireworks**

**VOTE: 5-0 Unanimous**

2. **DR-21-0660-MAXIMIZER HOLDING, LLC:**

**DESIGN REVIEWS** for the following: 1) exterior remodel, and 2) freestanding sign in an existing shopping center on a portion of 2.8 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road, 400 feet west of Stober Boulevard within Paradise. JJ/sd/jd (For possible action) **PC 1/4/22**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **UC-21-0658-KID'S TURF ACADEMY II, LLC:**

**USE PERMIT** for a congregate care facility on 2.0 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Silverado Ranch Boulevard, 663 feet east of Maryland Parkway within Paradise. MN/jgh/jo (For possible action) **PC 1/4/22**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **AR-21-400174 (UC-0813-14)-COUNTY OF CLARK(AVIATION):**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of the following: 1) truck staging area; and 2) waive landscaping to an abutting residential use on 9.0 acres in a P-U (Public Use) (AE-60 & AE-65) Zone. Generally located between Paradise Road and University Center Drive, 225 feet north of Hacienda Avenue within Paradise. JG/sd/jo (For possible action) **BCC 1/5/22**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

5. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.  
**DEVIATIONS** for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.  
**DESIGN REVIEWS** for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**

**No show. Return to the Paradise December 28, 2021 TAB meeting**

6. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**

**No show. Return to the Paradise December 28, 2021 TAB meeting**



- VI. General Business (for possible action)  
**Blanca announced the TAB Mid-Term training is scheduled for January 22, 2022 from 8:00 am- 12:00 pm at the LVVWD**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be December 28, 2021**
- IX. Adjournment  
**The meeting was adjourned at 8:00 p.m.**

RESORT HOTEL  
(TITLE 30)

LAS VEGAS BLVD S/FASHION SHOW DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**

**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** High Impact Project; **2)** resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.

**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** High Impact Project; **2)** resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-403-004; 162-16-101-009; 162-16-101-011

**USE PERMITS:**

1. A High Impact Project being a resort hotel.
2. Permit a resort hotel with 1,100 rooms with 2 high-rise towers.
3. Permit public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house areas, and parking structures.
4. Increase the height of high-rise towers up to a maximum of 350 feet where 100 feet is the standard (a 250% increase).
5. Permit all associated accessory and incidental commercial uses, buildings, and structures.
6. Permit all deviations from development standards.

**DEVIATIONS:**

1. Reduce on-site parking requirements from 3,291 spaces to 2,303 spaces at full build-out (a 30% reduction).
2. Allow primary access to outside dining and drinking areas, restaurants, and retail buildings and uses from the exterior of a resort hotel.
3. Permit encroachment into the airspace.
4. Permit modified landscaping areas along Las Vegas Boulevard South and Sammy Davis Jr. Drive where landscaping per Figure 30.64-17 is required.
5. Permit all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the special setback from the back of curb along Las Vegas Boulevard South to a minimum of 15 feet where 25 feet is required (a 40% reduction).
  - b. Reduce the special setback from a future property line along Las Vegas Boulevard South to zero feet where a minimum of 10 feet is required (a 100% reduction).
  - c. Reduce the setback from a future right-of-way along Las Vegas Boulevard South to zero feet where a minimum of 10 feet is required (a 100% reduction).
  - d. Reduce the front setback to a future property line to zero feet where a minimum of 10 feet is required in an H-1 zone (a 100% reduction).
2.
  - a. Allow non-standard improvements (landscaping and fences) within the right-of-way of Las Vegas Boulevard South where not permitted.
  - b. Allow non-standard improvements (entry canopy, landscaping, and fences) within the future right-of-way of Las Vegas Boulevard South where not permitted.

**LAND USE PLAN:  
WINCHESTER/PARADISE - COMMERCIAL TOURIST**

**BACKGROUND:**

**Project Description**

General Summary

General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 34.6
- Number of Rooms: 1,100
- Project Type: Resort hotel with associated uses and structures
- Building Height (feet): 350 maximum
- Building Stories: 26 (resort tower)/17 (VIP tower)
- Square Feet: 3,397,721 total
- Parking Required/Provided: 2,303/2,303

Site Plans

The original request was for a new resort hotel on the former site of the Frontier Resort Hotel which was demolished in 2007. The site has frontage along Las Vegas Boulevard South, Sammy Davis Jr. Drive, Resorts World Drive/Wilbur Clark Desert Inn Road, and Fashion Show Drive. The approved plans depict access to this site from Sammy Davis Jr. Drive, Fashion Show Drive, and Resorts World Drive. The access from Resorts World Drive is to a VIP drop-off area

located on the northeast corner of the building. The access from Sammy Davis Jr. Drive will provide access for deliveries and to parking facilities at the rear of the property. The access from Fashion Show Drive will be the main entrance to the resort hotel. The plans also depict a taxi pick-up and drop-off area centrally located along the Las Vegas Boulevard South frontage. The plans show that the taxi pick-up and drop-off area is located along the west side of the sidewalk/pedestrian access easement along Las Vegas Boulevard South with 3 driveways that cross through the sidewalk/pedestrian access easement. There is an existing modular office building located on the southeast corner of the site which will be demolished to accommodate the proposed resort hotel.

The resort hotel building is centrally located on the eastern portion of the site and consists of 2 high-rise towers and the mid-rise and low-rise portions of the building. The resort building with associated structures and facilities are set back a minimum of 40 feet from Fashion Show Drive, 200 feet from Sammy Davis Jr. Drive, 25 feet from Wilbur Clark Desert Inn Road, and 15 feet from Las Vegas Boulevard South. The plans depict a canopy at the taxi pick-up and drop-off area which is 15 feet from Las Vegas Boulevard South. All other portions of the resort hotel will be set back approximately 57 feet from Las Vegas Boulevard South. The high-rise towers and low-rise area are built around a central swimming pool and a man-made lake. Adjacent to the man-made lake is an additional swimming pool for VIP guests. The plans depict an event area (lawn) located on the northeast corner of the site. The event lawn will be used to hold special events and activities such as receptions, dinners, and other forms of entertainment such as concerts or speaking events. The plan also depicts an easement for a future pedestrian bridge located on the northeast corner of the site. This easement is intended for a future pedestrian bridge that will cross Resorts World Drive to the north and/or Las Vegas Boulevard South to the east.

The applicant also requested and was approved to allow initial work on the site prior to approval of a development agreement and/or compliance with other conditions which may be imposed. Specifically the applicant requested to be allowed to do utility exploration and relocation, general site clean-up and removal of existing landscaping, site fencing, and site pot holing, excavation, leveling, and rough grading.

#### Landscaping

All the approved landscape areas consist of trees, shrubs, and/or groundcover from the Southern Nevada Regional Planning Coalition's approved plant list. The landscape plan depicts a 15 foot wide sidewalk/pedestrian access easement with a 3 foot wide shy distance along most of the Las Vegas Boulevard South frontage. The plans indicate that groundcover plant material will be located adjacent to the shy spaces adjacent to the sidewalk/pedestrian access easement. Additional pockets of landscaping will be provided within plaza areas that are west of the sidewalk/pedestrian access easement along Las Vegas Boulevard South between the walkway and the various buildings and structures. Retail buildings with shops accessed from the plaza area at the front of the resort hotel are located along the sidewalk/pedestrian access easement. These retail shops and some landscaping will separate the plaza area from the sidewalk/pedestrian access easement. The areas along Sammy Davis Jr. Drive and Fashion Show Drive will have 5 foot wide attached sidewalks along these street frontages with landscape areas of varying widths adjacent to the sidewalks. Additional landscape areas are located

adjacent to the buildings, the on-site driveways, and within the surface parking area. The application includes requests to allow fence, walls, landscaping, and other non-standard structures within portions of the rights-of-way.

### Elevations

The approved plan depicts a resort hotel consisting of 2 high-rise towers, mid-rise and low-rise facilities, and a parking garage. The high-rise towers, mid-rise, and low-rise portions of the building have flat roofs behind parapet walls. The high-rise towers are designated as a VIP tower and the resort tower on the plans. The VIP tower has a height of 230 feet and the resort tower is 350 feet in height. The mid-rise and low-rise portions of the building ranges from approximately 25 feet in height to approximately 80 feet.

### Floor Plans

The total building area for the project is 3,397,721 square feet. The plans depict the resort hotel will have a total of 1,100 rooms, 340,586 square feet of public space which includes a 27,776 casino area, and 471,466 square feet of non-public area. The plans also depict 84,808 square feet of conventions facilities. The public area within the resort hotel will include a casino, ballroom, showroom, bars, restaurants, and retail areas. The exterior of the resort hotel will be a combination of decorative metal, glass, stone and painted concrete. The 1,100 rooms will consist of 900 guest rooms in the resort tower, 188 guest rooms in the VIP tower, 6 bungalows, and 6 maisonettes (suites).

### Water Features

The plans depict a swimming pool area to the west of the resort tower and a man-made lake to the south of the VIP tower. The man-made lake has a surface area of 124,285 square feet. There is an additional pool area to the north of the man-made lake for the guests staying in the VIP tower. The plans also depict 4 water features of approximately 12 square feet each located within the private plaza area along the east side of the site, which is adjacent to the sidewalk/pedestrian access easement.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400092 (UC-0492-15):

#### Current Planning

- Until April 20, 2021 to commence;
- Expunge waiver of development standards #1 to reduce parking since it is no longer necessary.
- 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

- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Compliance with previous conditions.

Listed below are the approved conditions for UC-0492-15:

#### Current Planning

- Enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation, underground utilities, foundation, and first lift;
- Bond or other security is acceptable to Clark County for excavation prior to Development Agreement or decommissioning plan;
- Submit a performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation, as necessary, should construction of the project be discontinued;
- Provide a Decommissioning Plan prior to permits for unfinished construction, including the removal of building materials should construction of the project be discontinued with said plan to be submitted and approved prior to building permits for the resort hotel;
- Submit an application within 6 months to expand the Gaming Enterprise District to include the portions of the site not within the Gaming Enterprise District;
- Redesign or relocate the taxi queuing lane, taxi drop-off and pick-up area along Las Vegas Boulevard South to reduce conflicts between the sidewalk/pedestrian access easement and vehicular access;
- For the area under the canopy adjacent to the taxi pick-up and drop-off area, maintain a minimum 15 foot wide sidewalk/pedestrian access easement with a minimum 5 foot wide shy distance limiting the encroachment of any structures to the pedestrian access sidewalk/easement;
- Maintain a minimum 15 foot wide sidewalk/pedestrian access easement with an appropriate shy distance along the entire Las Vegas Boulevard South street frontage limiting the encroachment of any structures to the pedestrian access sidewalk/easement;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the sidewalk/pedestrian access easement along Las Vegas Boulevard South to be reviewed and approved by staff;
- Final design of the landscape areas adjacent to Las Vegas Boulevard South, Fashion Show Drive, and Industrial Road (Sammy Davis Jr. Drive) to be reviewed and approved by staff;
- Provide pedestrian scale non-commercial signs along Las Vegas Boulevard South adjacent to the sidewalk/pedestrian access easement with all signs and sign locations to be approved by staff;
- Private breaks (gates) in fencing along Las Vegas Boulevard South for emergency services use with design to be coordinated with the Fire Department;
- Provide locations within parking areas and at the entrances of the facility to be used as staging areas for emergency service vehicles with locations to be coordinated with the Fire Department;

- No entrances on the east side of the retail buildings which are located on the east side of the private pedestrian plaza adjacent to Las Vegas Boulevard South;
- No walk-up service windows within 100 feet of the future right-of-way line of Las Vegas Boulevard South;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the project shall comply with requirements of Title 30.64.060 (Water Features); approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file or as may be amended by future land use applications; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permits, licenses, or approvals; 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;
- Full off-site improvements;
- Dedication of additional right-of-way to meet the 200 foot requirement for Las Vegas Boulevard South;
- Provide barriers/fence within the center median of Las Vegas Boulevard South;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Execute a license and maintenance agreement for any non-standard improvements within right-of-way except for any proposed construction fence;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a “200 foot planned right-of-way” per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Applicant to execute an agreement with Clark County Public Works for the modification or removal of the taxi drop-off area adjacent to Las Vegas Boulevard South if Clark County determines that the taxi drop-off area causes an emergency, threat, or hazard to the public’s health, safety or welfare, or it is in the best interest of the public, applicant acknowledges that the modification or removal of the taxi drop-off area will be at the applicant's sole cost and expense.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### Building/Fire Prevention

- Location of Fire Command Center to be approved by the Clark County Fire Department;
- Access to the Fire Command Center from a fire lane must be provided;
- Provide parking for Fire Department rescue units and staff vehicles with location to be approved by the Fire Department.
- Applicant is advised that the Fire Department cannot support the site plan attached to this application due to the insufficient on-site fire access lanes provided for the project; the minimum width of 24 feet for fire lanes has not been provided; fire lanes over 150 feet in length must provide a turnaround; no turnarounds are shown for the fire lane accessing the receiving area; fire lanes are not provided within required distances to buildings; the Fire Department requests a meeting with the applicant prior to having this application move forward; and to please contact Assistant Fire Chief Fulton Cochran at (702) 455-7062 to schedule this meeting.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised to meet with CCWRD at their earliest convenience; CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all on-site sewers shall be private; public sewers shall only be allowed in the public streets; at the time of construction CCWRD will also require submittal of civil improvement plans and estimated vendor wastewater flow rates from the water feature(s) before sanitary sewer point-of-connection can be either allowed or approved; submitted data shall include type of water feature (pool, fountain, splash pad, etc.) and volume and frequency of discharge of water (filter backwash amount, equipment vault sump pump rate and frequency, discharge force main size, fountain basin overflow discharge amount, total anticipated monthly discharge volume); a narrative of normal operation/maintenance activities during a typical month is required; submittal of required data does not guarantee capacity in CCWRD collection system; and that full



engineering review and evaluation including an estimate of complete water feature dewater flow rate is required.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the pandemic in early 2020, development plans for this property, as well as other property owned by Wynn and its affiliates, were delayed. Wynn would like to substantially complete its other projects prior to commencing the development of the property. Therefore, Wynn requests a 5 year extension of the approvals.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400113 (UC-0045-16)	Extension of time for a use permit to expand the Gaming Enterprise District and modify plans for an approved resort hotel	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	Extension of time for use permits with waivers and design reviews for a High Impact Project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expanded the Enterprise Gaming District in conjunction with an approved resort hotel (Alon)	Approved by BCC	April 2016
UC-0492-15	High Impact Project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Allowed an art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
UC-1378-07	Resort Hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel Site (formally Echelon Resort Hotel) & NV Energy electrical substation
South	Commercial Tourist	H-1	Fashion Show Mall

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Commercial Tourist & Institutional	H-1	Wynn & Encore Resort Hotels, place of worship, & retail center
West	Commercial Tourist & Commercial General	H-1 & M-1	Parking lot, Trump Tower, office building and parking garage, & Adult Cabaret (Déjà Vu Showgirls)

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ET-21-400176 (UC-0045-16)	An extension of time for a use permit to expand the Gaming Enterprise District and modify plans for an approved resort hotel is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The proposed development continues to be a consistent and compatible use with existing and planned land uses in the area. Due to the complexity of High Impact Projects and resort hotels it is not uncommon for these types of projects to require additional time to commence the development process. The applicant had requested a first extension of time for the original application, ET-18-400092 (UC-0492-15), which approved the resort hotel. Since the project continues to be consistent and compatible with existing and planned land uses in the area, it is still appropriate to expand the GED for the entire site of the approved resort hotel. Therefore, staff can support this request.

**Public Works - Development Review**

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

**Department of Aviation**

The development still penetrates the 100:1 notification airspace surface for LAS International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County

Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].

### **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 April 20, 2026 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

- Compliance with previous conditions.

#### **Department of Aviation**

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

determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** WESTWYNN, LC

**CONTACT:** ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT

RESORT HOTEL GED EXPANSION  
(TITLE 30)

FASHION SHOW DR/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**

**USE PERMIT SECOND EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-403-004; 162-16-101-009; 162-16-101-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 34.6 (overall)/2.5 (portion)
- Number of Rooms: 1,100
- Project Type: Resort hotel with associated uses and structures
- Building Height: 357 feet maximum
- Building Stories: 26 (resort tower)/17 (VIP tower)
- Square Feet: 3,397,721 total
- Parking Required/Provided: 2,303/2,303

Site Plans

This request is for a second extension of time request to expand/enlarge the boundary of the Gaming Enterprise District (GED) to cover the entire site of the approved Alon Resort Hotel. In October 2015, the Board of County Commissioners approved UC-0492-15 for the Alon Resort Hotel on a total of 34.6 acres. The western approximate 485 feet of this site was located outside of the existing Las Vegas Boulevard Gaming Corridor. The area located outside of the Las Vegas Boulevard Gaming Corridor included a portion of the parking garage which is part of the required parking for the site. The original application was filed so that all accessory uses for the

resort hotel, including the parking, would be located within the GED. The approved resort hotel has not commenced; therefore, this second extension of time was filed.

The approved resort hotel is located between Las Vegas Boulevard South and Sammy Davis Jr. Drive, and between Resorts World Drive/Wilbur Clark Desert Inn Road, and Fashion Show Drive. The approved expansion area of the GED is the western portion of the site located within approximately 485 feet of Sammy Davis Jr. Drive.

The approved plans for the resort hotel depict access to this site from Sammy Davis Jr. Drive, Fashion Show Drive, and Resorts World Drive. The access from Resorts World Drive is to a VIP drop-off area located on the northeast corner of the building. The access from Sammy Davis Jr. Drive will provide access for deliveries and to parking facilities at the rear of the property. The access from Fashion Show Drive is the main entrance to the resort hotel. The plans also depict a taxi pick-up and drop-off area centrally located along the Las Vegas Boulevard South frontage. The taxi pick-up and drop-off area is located under a canopy that extends to Las Vegas Boulevard South. This taxi pick-up and drop-off area varies in width from approximately 24 feet to 36 feet, which allows for a queuing lane for taxis, a bypass lane, and a lane for passenger pick-up and drop-off. The plans show that this taxi pick-up and drop-off area is located along the east side of the sidewalk/pedestrian access easement along Las Vegas Boulevard South. The plan depicts a median strip with a fence separating the lanes of the proposed taxi pick-up and drop-off area from the travel lanes of Las Vegas Boulevard South. There is an existing modular office building located on the southeast corner of the site which will be demolished pursuant to permit BD-18-11971 to accommodate the proposed resort hotel.

The resort hotel building is centrally located on the eastern portion of the site and consists of 2 high-rise towers and the mid-rise and low-rise portions of the building. The resort building with associated structures and facilities are set back a minimum of 40 feet from Fashion Show Drive, 200 feet from Sammy Davis Jr. Drive, 25 feet from Wilbur Clark Desert Inn Road, and 15 feet from Las Vegas Boulevard South. The plans depict a canopy at the taxi pick-up and drop-off area which is zero feet from Las Vegas Boulevard South. All other portions of the resort hotel will be set back approximately 50 feet from Las Vegas Boulevard South. The high-rise towers and low-rise area are designed around a central swimming pool and a manmade lake. Adjacent to the manmade lake is an additional swimming pool for VIP guests. The plans depict an event area (lawn) located on the northeast corner of the site. The event lawn will be used to hold special events and activities such as receptions, dinners, and other forms of entertainment such as concerts or speaking events. The plan also depicts an easement for a future pedestrian bridge located on the northeast corner of the site. This easement is intended for a future pedestrian bridge that will cross Resorts World Drive to the north and/or Las Vegas Boulevard South to the east.

#### Landscaping

The approved plans depict landscape areas consisting of trees, shrubs, and/or groundcover from the Southern Nevada Regional Planning Coalition's approved plant list. The landscape plan depicts a 15 foot wide sidewalk/pedestrian access easement with a 3 foot wide shy distance along most of the Las Vegas Boulevard South frontage. The plans indicate that groundcover plant material will be located adjacent to the shy spaces adjacent to the sidewalk/pedestrian access

easement. Additional pockets of landscaping will be provided within plaza areas that are west of the sidewalk/pedestrian access easement along Las Vegas Boulevard South between the walkway and the various buildings and structures. Retail buildings with shops accessed from the plaza area at the front of the resort hotel are located along the sidewalk/pedestrian access easement. These retail shops and some landscaping will separate the plaza area from the sidewalk/pedestrian access easement. The plans indicate that the sidewalk/pedestrian access easement will have a pattern within the walkway which will be different from the plaza area in order to distinguish the private and public easement areas from each other. The areas along Sammy Davis Jr. Drive and Fashion Show Drive will have 5 foot wide attached sidewalks along these street frontages with landscape areas of varying widths adjacent to the sidewalks. Additional landscape areas are located adjacent to the buildings, the on-site driveways, and within the surface parking area. The application includes requests to allow fence, walls, landscaping, and other non-standard structures within portions of the rights-of-way.

#### Elevations

The plan depicts a resort hotel consisting of 2 high-rise towers, mid-rise, and low-rise facilities, and a parking garage. The high-rise towers, mid-rise, and low-rise portions of the building have flat roofs behind parapet walls. The high-rise towers are designated as a VIP tower and the resort tower on the plans. The VIP tower has a height of 264 feet and the resort tower is 357 feet. The mid-rise and low-rise portions of the building ranges from approximately 25 feet in height to approximately 80 feet.

#### Floor Plans

The approved plans show a total building area for the project is 3,397,721 square feet. The plans depict the resort hotel will have a total of 1,100 rooms, 340,586 square feet of public space which includes a 27,776 casino area, and 471,466 square feet of non-public area. The plans also depict 84,808 square feet of conventions facilities. The public area within the resort hotel will include a casino, ballroom, showroom, bars, restaurants, and retail areas. The exterior of the resort hotel will be a combination of decorative metal, glass, stone, and painted concrete. The 1,100 rooms will consist of 900 guest rooms in the resort tower, 188 guest rooms in the VIP tower, 6 bungalows, and 6 maisonettes (suites).

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400113 (UC-0045-16):

#### Current Planning

- Until April 20, 2021 to commence;
- Expunge Current Planning condition for staff to prepare an ordinance to expand/enlarge the Gaming Enterprise District.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0045-16:

Current Planning

- Staff to prepare an ordinance to expand/enlarge the Gaming Enterprise District.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Dedication of additional right-of-way to meet the 200 foot requirement for Las Vegas Boulevard South;
- Provide barriers/fence within the center median of Las Vegas Boulevard South;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Execute a License and Maintenance agreement for any non-standard improvements within right-of-way;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a “200 foot planned right-of-way” per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Applicant to execute an agreement with Clark County Public Works for the modification or removal of the taxi drop-off area adjacent to Las Vegas Boulevard South if Clark County determines that the taxi drop-off area causes an emergency, threat, or hazard to public health, safety or welfare, or it is in the best interest of the public, and the applicant acknowledges that the modification or removal of the taxi drop-off area will be at the applicant's sole cost and expense.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits may be required; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant states the pandemic in early 2020, development plans for this property, as well as other property owned by Wynn and its affiliates, were delayed. Wynn would like to substantially complete its other projects prior to commencing the development of the property. Therefore, Wynn requests a 5 year extension of the approvals.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400113 (UC-0045-16)	Extension of time for a use permit to expand the Gaming Enterprise District and modify plans for an approved resort hotel	Approved by BCC	June 2018
ET-18-400092	Extension of time for use permits with waivers and design reviews for a High Impact Project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expanded the Enterprise Gaming District in conjunction with an approved resort hotel (Alon)	Approved by BCC	April 2016
UC-0492-15	High Impact Project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Allowed an art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
UC-1378-07	Resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel Site (formally Echelon Resort Hotel) & NV Energy electrical substation
South	Commercial Tourist	H-1	Fashion Show Mall
East	Commercial Tourist & Institutional	H-1	Wynn & Encore Resort Hotels, place of worship, & retail center
West	Commercial Tourist & Commercial General	H-1 & M-1	Parking lot, Trump Tower, office building and parking garage, & Adult Cabaret (Déjà Vu Showgirls)

**Related Applications**

Application Number	Request
ET-21-400175 (UC-0492-15)	An extension of time for use permits with waivers and design reviews for a High Impact Project/resort hotel is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The proposed development continues to be a consistent and compatible use with existing and planned land uses in the area. Due to the complexity of High Impact Projects and resort hotels it is not uncommon for these types of projects to require additional time to commence the development process. The applicant had requested a first extension of time for the original application, ET-18-400092 (UC-0492-15), which approved the resort hotel; and is a companion item to this request. Since the project continues to be consistent and compatible with existing and planned land uses in the area, it is still appropriate to expand the GED for the entire site of the approved resort hotel. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 20, 2026 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPLICANT:** WESTWYNN, LLC

**CONTACT:** ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN  
AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT

SETBACKS  
(TITLE 30)

SANDHILL RD/TROPICANA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400177 (WS-19-0656)-TIRL GEORGE & MARTINA:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduce setbacks; **2)** allow an accessory structure not architecturally compatible with the principal building; **3)** increase the number of driveways to two; and **4)** reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-19-815-053

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce front setback to zero feet where 20 feet minimum is required per Table 30.40-2 (a 100% decrease).
- b. Reduce setback from a street to zero feet where 10 feet is required per Table 30.40-2 (a 100% decrease).
- c. Reduce setback from a street to zero feet where 10 feet is required per Section 30.56.040 (a 100% decrease).
2. Allow an accessory structure (carport) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Increase the number of driveways to 2 where 1 driveway is the maximum amount allowed per Uniform Standard Drawing 222 (a 100% increase).
4. Reduce distance to curb return for a second driveway to 7 feet where 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3897 Vista Largo Drive

- Site Acreage: 0.2
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 529 (detached carport)/375 (attached carport)/360 (accessory structure)
- Parking Required/Provided: 2/6

#### Site Plans

The approved plans show an existing 1,308 square foot single family residence with a 6 foot high block wall along a portion of the northwest side (interior side), along the entire southwest side (rear), and a portion of the southeast side of the property (street side). The front of the property and a portion of the southeast side (street side) of the property are enclosed by a 4 foot high combination solid and decorative metal fence. There is an attached carport on the front of the garage on the north side of the property with a zero foot setback. The attached carport is 31 feet long and 15 feet wide (375 square feet). A detached carport is located on the southeastern side (street side) of the property in the front side of the yard visible from the street with a secondary driveway underneath the carport, with a zero foot setback from Calle De Benito; the detached carport is 23 feet wide by 23 feet long (529 square feet). A 20 foot by 18 foot (360 square feet) pergola is located in the rear of the property with a zero foot setback to the 6 foot high block wall along Calle De Benito. The property is accessed via Vista Largo Drive.

#### Landscaping

There is existing mature landscaping on the property. At the time of the original approval, the applicant indicated 6 new trees would be added to the front of the property to reduce the visual impact to the neighboring properties.

#### Elevations

The approved plans depict the carport attached to the garage in the front yard is 7 feet 7 inches high and the detached carport in the side yard is 9 feet high. The carports are constructed with steel reinforced concrete columns with steel roofing and the pergola is of wood construction.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400021 (WS-19-0656):

#### Current Planning

- Until October 1, 2021 to complete the building permit and inspection process with any extension of time to be a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions for WS-19-0656:

Current Planning

- 6 months to obtain a building permit and diligently pursue completion;
- 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

- Applicant is advised that the installation of driveways must comply with Uniform Standard Drawings 222 and 223, unless waived by subsequent applications and drainage structures cannot drain into the right-of-way.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that an extension of time is needed to provide time for the review of plans and the final inspection of the carports.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-21-400021 (WS-19-0656)	First extension of time for reduced setbacks for accessory structure, architectural compatibility, and additions to driveways	Approved by PC	April 2021
WS-19-0656	Reduced setbacks for accessory structure, architectural compatibility, and additions to driveways	Approved by PC	October 2019

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

CE 19-07759 is an active code enforcement violation for building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The building permit (BD-19-33308) is ready to be issued, the only outstanding issue is the outcome of this application. Since the applicant has been pursuing an eventual outcome for this project, staff has no objection to this request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until October 1, 2022 to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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:** GEORGE J TIRL  
**CONTACT:** GEORGE TIRL, GOLDEN CITY PICTURES, LLC, 3897 VISTA LARGO  
DRIVE, LAS VEGAS, NV 89121

DRAFT



01/18/22 PC AGENDA SHEET

PERSONAL SERVICES  
(TITLE 30)

PECOS RD/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0673-PECOS ROAD NV, LLC:**

**USE PERMIT** for personal services (tanning salon) within an existing commercial and industrial complex on a 0.8 acre parcel in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Pecos Road, 570 feet south of Post Road within Paradise. JG/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
161-31-410-013

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 6356 S. Pecos Road, Suite 3A
- Site Acreage: 0.8
- Project Type: Personal services (tanning salon)
- Number of Stories: 1
- Square Feet: 1,315
- Parking Required/Provided: 35/40

Site Plans

The plans show a proposed tanning salon within an existing commercial building facing Pecos Road. The parcel is a portion of a larger commercial and industrial complex located between Post Road and Sunset Road. The existing 8,595 square foot building has parking on the west, south, and east sides of the building with a shared drive aisle and access from Pecos Road.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos included on the site plans show a 1 story, commercial building with a stucco exterior with decorative accents, aluminum window treatments and parapets along the metal roofline.

Floor Plans

The plans show a 1,315 square foot lease area consisting of tanning rooms, retail area, an office, restrooms, and storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed tanning salon will be in an existing neighborhood shopping center and that the use is compatible with the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0588-10	Health club	Approved by PC	February 2011
UC-0898-01	Office and retail use as a primary use (this was for the 20 acre master parcel that included the subject parcel)	Approved by PC	August 2001
VC-2235-97	Reduced parking for an office warehouse complex	Approved by PC	January 1988

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Business Employment	M-D	Commercial & industrial uses
West	Business Employment	C-2	Office complex

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

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

**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:** VINCE IMES

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

01/18/22 PC AGENDA SHEET

HOME OCCUPATION  
(TITLE 30)

BURNHAM AVE/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0675-MCKAY, KELLENE & FLETCHER JACK WILLIAM:**

**USE PERMIT** to allow an on-site employee who is not a family member in conjunction with an existing home occupation within an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Burnham Avenue and the north side of Robindale Road within Paradise. MN/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-11-605-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2120 E. Robindale Road
- Site Acreage: 0.4
- Project Type: Home occupation
- Number of Stories: 2
- Square Feet: 2,166 (main residence)/2,835 (attached RV garage)

Site Plan

The site plan depicts an existing single family residence on 0.4 acres, located on the northeast corner of Burnham Avenue and Robindale Road. The front of the residence faces south toward a circular driveway adjacent to Robindale Road. The western portion of the residence includes an RV garage where the home occupation takes place. The applicant's home occupation is a cabinetry business. The applicant is requesting to allow 1 employee who is not a family member to remain on-site during their business hours.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

Elevations and photographs depict a 2 story single family residence with modern architecture and white and grey exterior walls with a shingled roof. The exterior of the home includes modern architectural façade enhancements.

Floor Plans

The floor plans depict an existing single family residence with 2 stories with an overall area of 2,166. The attached RV garage on the western portion of the site has an overall area of 2,835 square feet. The applicant’s existing home occupation occurs within the RV garage only.

Applicant’s Justification

The applicant owns a licensed home remodeling business. The applicant and their employee make custom cabinets that are installed in their client’s homes. Per the applicant, the employee works in the garage during the hours of Monday through Friday from 8:00 a.m. to 5:00 p.m. In addition, clients do not visit the residence, no signs are posted, no use of hazardous materials, and the applicant does not receive products or materials on-site. The applicant parks all of their vehicles inside the property behind the gates in the evening and they utilize 1 trailer that is less than 10,000 pounds which is allowed per Title 30.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-17-0807	Reduced front yard, interior side, and rear yard setbacks for a proposed addition	Approved by PC	November 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Public Use	R-E	Place of worship

**Clark County Public Response Office (CCPRO)**

CE21-13511 is an active zoning violation for the following: trash and debris constantly left on the side of the home from the existing business, a dumpster filled with trash and debris consistently placed on Burnham Avenue for months at time, and inoperable vehicles on the property. A recent follow-up inspection was conducted on November 24, 2021 by a CCPRO officer, which the officer notes that commercial vehicles associated with the home occupation are parked on the street.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Home occupations in general are encouraged to have minimal impact to the surrounding neighborhood. Staff is concerned with the Clark County Response Office (CCPRO) complaint (CE21-13511) which states that over-filled dumpsters and trash cans are left on Burnham Avenue without being properly disposed of. Staff can support the applicant's request to allow an employee who is not a family member on-site only if the applicant completes a 1 year review to ensure that trash, debris, and potential neighborhood nuisances are mitigated and do not persist.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- 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:** KELLENE MCKAY

**CONTACT:** KELLENE MCKAY, FLETCHER, LLC, 2120 E. ROBINDALE ROAD, LAS VEGAS, NV 89123

DRAFT

PERSONAL SERVICES  
(TITLE 30)

DEAN MARTIN DR/ALI BABA LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0682-M D PROPERTIES, LLC & D P DRIFTWOOD, LLC:**

**USE PERMIT** for personal services (barber shop) within an industrial complex on a portion of 9.4 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-29-202-009 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 9.4 (portion)
- Project Type: Cosmetology (barber shop)
- Number of Stories: 1
- Square Feet: 1,100 (lease area)
- Parking Required/Provided: 390/410

**Site Plans**

The plans show a cosmetology business (barber shop) located in Suite 101 of Building #1 in an existing industrial complex. The building is located near the front entrance, along the west side of Dean Martin Drive. A total of 410 parking spaces are provided for the overall industrial complex where a minimum of 390 parking spaces are required.

**Landscaping**

There are no proposed changes to the existing landscaping.

**Elevations**

The photos, as well as the aerial view (google maps) of the site, show a 1 story building constructed of CMU block, metal siding, and aluminum storefront windows.



Floor Plans

The plans show a 1,100 square foot lease area consisting of an open storage space, bathroom, main floor area, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that Kutz Barbershop specializes in personal and grooming services that plans to offer services to both Las Vegas locals and tourists. The hours of operation are Tuesday through Saturday from 9:00 a.m. to 7:00 p.m., closed on Sunday and Monday, unless an appointment is made. Clients will be serviced by appointment with minimal walk-in appointments available.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0097-13	Minor training facility within an industrial complex	Approved by PC	May 2013
ZC-1202-05 (ET-0264-08)	First extension of time until October 5, 2013 to complete	Approved by BCC	November 2008
ZC-1202-05	Reclassified the western 7.2 acre portion of the site from M-1 to U-V zoning for a mixed-use development with 3 residential condominium towers	Approved by BCC	October 2005
VS-1044-05	Vacated a portion of right-of-way being Reno Avenue	Approved by PC	August 2005
WS-0804-01	Increased height and reduced setbacks for an off-premises sign	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment-Mixed Use	P-F & H-1	Water reservoir, pumping station, & Motel 6
South	Entertainment-Mixed Use	M-1	Industrial buildings
East	Entertainment-Mixed Use	H-1	Interstate 15, Luxor Resort Hotel, & Excalibur Resort Hotel
West	Entertainment-Mixed Use	P-F & M-1	Water reservoir, pumping station, & industrial buildings

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that the proposed use will not be more intense than the current industrial uses on the property. The requested use will comply with Policy 1.21 of the Winchester/Paradise Land Use Plan which promotes ensuring that special uses that are adjacent to existing land uses are compatible. The facility is small and most clients visiting the shop will need to make an appointment first which limits any potential impact to the surrounding area.

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

**Public Works - Development Review**

- No comment.

**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:** ROBERT CARLSON ZEEK

**CONTACT:** ROBERT ZEEK, KUTZ BARBERSHOP, 10869 ARUSHA AVENUE, LAS VEGAS, NV 89166

01/18/22 PC AGENDA SHEET

PERSONAL SERVICES  
(TITLE 30)

PECOS RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0685-NEVADA SUNSET MANAGERMENTS, LLC:**

**USE PERMIT** for personal services (beauty salon) within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 and AE-65) Zone.

Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise. JG/md/jo (For possible action)

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RELATED INFORMATION:

**APN:**

178-06-101-067

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3481 E. Sunset Road
- Site Acreage: 1.4
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 1,432 (tenant space)/15,700 (overall complex)
- Parking Required/Provided: 63/63

Site Plans

The plans depict an existing office complex consisting of 2 buildings totaling 15,700 square feet. Access to the project site is granted via 2 existing commercial driveways located along Sunset Road. The office complex requires 63 parking spaces where 63 parking spaces are provided. No modifications are proposed to the site or existing buildings.

Landscaping

All street and site landscaping exists, and no additional landscaping is required or provided.

Elevations

The plans depict an existing single story office building measuring 15 feet in height to the top of the parapet roof. The exterior of the building consists of textured CMU block painted in neutral, earth tone colors.

Floor Plans

The plans depict a total area of 1,432 square feet consisting of hair, skin, and nail salon suites. Restroom facilities and a breakroom are also provided.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the beauty salon will consist of open stations available to lease for licensed cosmetologists, hair braiders, nail technicians, and estheticians. The hours of operation for the business are 8:00 a.m. to 9:00 p.m., Tuesday through Sunday. Due to the rapid growth within the beauty industry, the proposed use will give a window of opportunity to graduating licensees and will help benefit the surrounding businesses and community by offering personal services for neighbors and residents in the immediate area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0504-15	Permanent make-up	Approved by PC	September 2015
UC-0676-09	Personal services (hair salon) - expired	Approved by BCC	January 2010
ZC-140-90	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	June 1990

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Shopping center
South	Ranch Estates Neighborhood (up to 2 du/ac)	R-E	Single family residential development
East	Neighborhood Commercial	C-P	Undeveloped
West	Neighborhood Commercial	C-P	Office complex

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Staff'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. Personal services offering cosmetic services, in other parts of Clark County, have been shown to be appropriate and compatible with office developments. Staff does not anticipate that the proposed use will have any adverse or negative impacts on the adjacent residential or commercial properties. Staff finds that the use is compatible with the existing development in the surrounding area and is compatible with the existing uses within the office complex. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff recommends approval.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

#### **Public Works - Development Review**

- No comment.

**Department of Aviation**

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

**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:** TRINA BUTLER

**CONTACT:** TRINA BUTLER, CHOSEN PROFESSIONALS, 180 JUDY CT APT B,  
HENDERSON, NV 89015

SCHOOL  
(TITLE 30)

MOJAVE RD/EMERSON AVE

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-21-0686-CENTRO EVANGELISTICO PALABRA:**

**USE PERMIT** for a school on a portion of a previously approved place of worship.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) driveway geometrics.

**DESIGN REVIEW** for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise. TS/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-13-503-012; 162-13-503-014 through 162-13-503-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 226 spaces where 289 spaces are required per Table 30.60-1 (a 21.8% reduction).
2.
  - a. Reduce the approach distance on Mojave Road to 76 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 49% reduction).
  - b. Reduce the departure distance on Emerson Avenue to 110 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 42% reduction).
  - c. Reduce the throat depth (Emerson Avenue) to 29 feet where 75 feet is required per Uniform Standard Drawing 222.1.
  - d. Reduce the throat depth (Sego Drive) to 21 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 70% reduction).
  - e. Reduce the throat depth (Mojave Road) to 24 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 66% reduction).
  - f. Reduce the driveway width on Sego Drive to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
  - g. Reduce the driveway width on Emerson Avenue to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
  - h. Allow existing pan driveways where curb return driveways are required per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3415 South Mojave Road
- Site Acreage: 4.2
- Project Type: School
- Number of Stories: 1
- Square Feet: 38,198 (school)/15,469 (existing church)
- Parking Required/Provided: 63 (school)/289 (complex)/226 (provided)

#### Site Plans

The plans depict an existing place of worship currently located in the northeast corner of the property. Most of the parking for this site is located toward the southern portion of the property with some parking spaces shown along the west side of the site. An existing playground was previously approved and will be used by the school and is centrally located in the southern portion of the property. Access to the property is from Emerson Avenue, Mojave Road, and Segó Drive. The plans depict a student drop-off circulation plan from Emerson Avenue allowing for queuing of up to 64 vehicles. No access is shown on the plans from Segó Drive and Mojave Road.

The capacity of the proposed school is for 350 students with school hours from 7:00 a.m. to 4:00 p.m. weekdays with occasional after school programs or nighttime activities. The proposed school is planned as a temporary use of no more than 4 years as a public charter school while a permanent site is located. Currently, the site is operating as a place of worship and will continue with this use on Sundays.

A previously approved use permit (UC-0252-87) was for the place of worship with a sanctuary, offices, classrooms, nursery, and multi-purpose room and included with the use permit request was a variance to reduce parking to 230 spaces and later reduced to 226 spaces by WS-0046-15.

#### Landscaping

Landscaping is shown throughout portions of the site from previous applications. Currently, there is no to little landscaping along the western property line which is adjacent to single family homes. Existing landscaping shown along perimeter of the property includes Pine, Elm, Palms, Pistache and Sumac. Groundcover and shrubs are existing as shown on the plans. No additional landscaping is proposed by the applicant.

#### Elevations

The plans depict an existing building currently utilized as a place of worship. Total height is 30 feet, and no proposed changes are depicted on the application. The exterior of the building consists of concrete and brick with architectural enhancements along all sides.

#### Floor Plans

The plans depict a floor plan with offices, classrooms, cafeteria, multi-purpose rooms, sanctuary, restrooms, music room, lobby area, and courtyard. From the plans certain sections are only utilized for the charter school, church use and those that will service dual uses.



Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the existing church sanctuary, and a few rooms will be utilized by the Church on Sunday, whereas the rest of the existing building, classrooms, administrative offices, and multi-purpose room will be used by the charter school. The school capacity is 350 students with school hours from approximately 7:00 a.m. to 4:00 p.m. on weekdays. Site access during drop-off and pick-up times will be from a single access at the southwest curb cut off Emerson Avenue, circulating around the site in a clockwise motion until they reach the appropriate student drop-off/pick-up loading zone. Exit will be at the southeast curb cut on Emerson Avenue. The curb-cut on Mojave Road will be restricted during drop-off and pick-up periods.

This site is a prime location for an educational facility. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design and does not pose any significant adverse impacts to surrounding properties. Any significant adverse traffic impacts resulting from school generated traffic will be mitigated to the maximum practical extent.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0046-15	Waiver of development standards and design review for playground equipment	Approved by PC	March 2015
ZC-0574-00	Reclassified site from R-1 to C-1 zoning with a use permit for animation and recording studio	Approved by BCC	March 2000
UC-0252-87	Addition of 36,300 square feet to an existing 9,300 square foot church; variance to reduce parking	Approved by PC	October 1987

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use (up to 5 du/ac)	R-1	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multi-family residential
West & South	Mid-Intensity Suburban Residential (up to 5 du/ac)	R-1	Single family residential

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permit

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

Staff finds that a proposed school is appropriate at this location. Staff's primary concern with this type of use is to ensure compatibility with existing and planned surrounding land uses and that there is adequate on-site parking. Staff does not anticipate any adverse impacts from the proposed school and finds that the use is compatible with existing development in the surrounding area. However, since staff is not supporting the waivers of development standards, staff cannot support the use permit.

#### 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

Staff finds the request could have an adverse impact on the adjacent neighborhood. Many high school students have their own cars and could drive to school, staff finds that not providing the required parking spaces on-site could cause overflow issues with parking occurring on the surrounding streets. This proposal could materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will be materially detrimental to the public welfare. Staff cannot support this request.

#### Design Review

The applicant is not proposing any changes to the site or plan for any additions to the existing building. The existing place of worship already incorporates varied architectural elements and building heights which helps break-up the massing of the building. However, since staff is not supporting the use permit or waivers of development standards, staff cannot support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2a & #2b

Staff cannot support the reduction of the departure or the approach distance for the Mojave Road and Emerson Avenue commercial driveways. It is expected that on street queuing on Emerson Avenue as parents and staff exit the driveways and residents on the east side of Mojave Road attempt to access Emerson Avenue creating the probability of travel lanes being blocked and causing drivers to stop or slow more abruptly to attempt to avoid collisions because of the reductions.

Waiver of development Standards #2c, #2d, & #2e

Staff finds the request to reduce the throat depths for the Emerson Avenue, Sego Drive, and Mojave Road commercial driveways, with the expected traffic increase due to the school, vehicles will not have enough room to exit the right-of-way causing stacking in the street that could lead to collisions. Therefore, staff cannot support the requests.

Waiver of Development Standards #2f, #2g, & #2h

The reduction in the throat depth and driveway width, combined with allowing the existing commercial pan driveways, further reduces the safety of vehicles entering and exiting the site. Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the site while narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Therefore, staff cannot support the requests.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- Traffic study and compliance;
- Vacate any unnecessary easements.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**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.

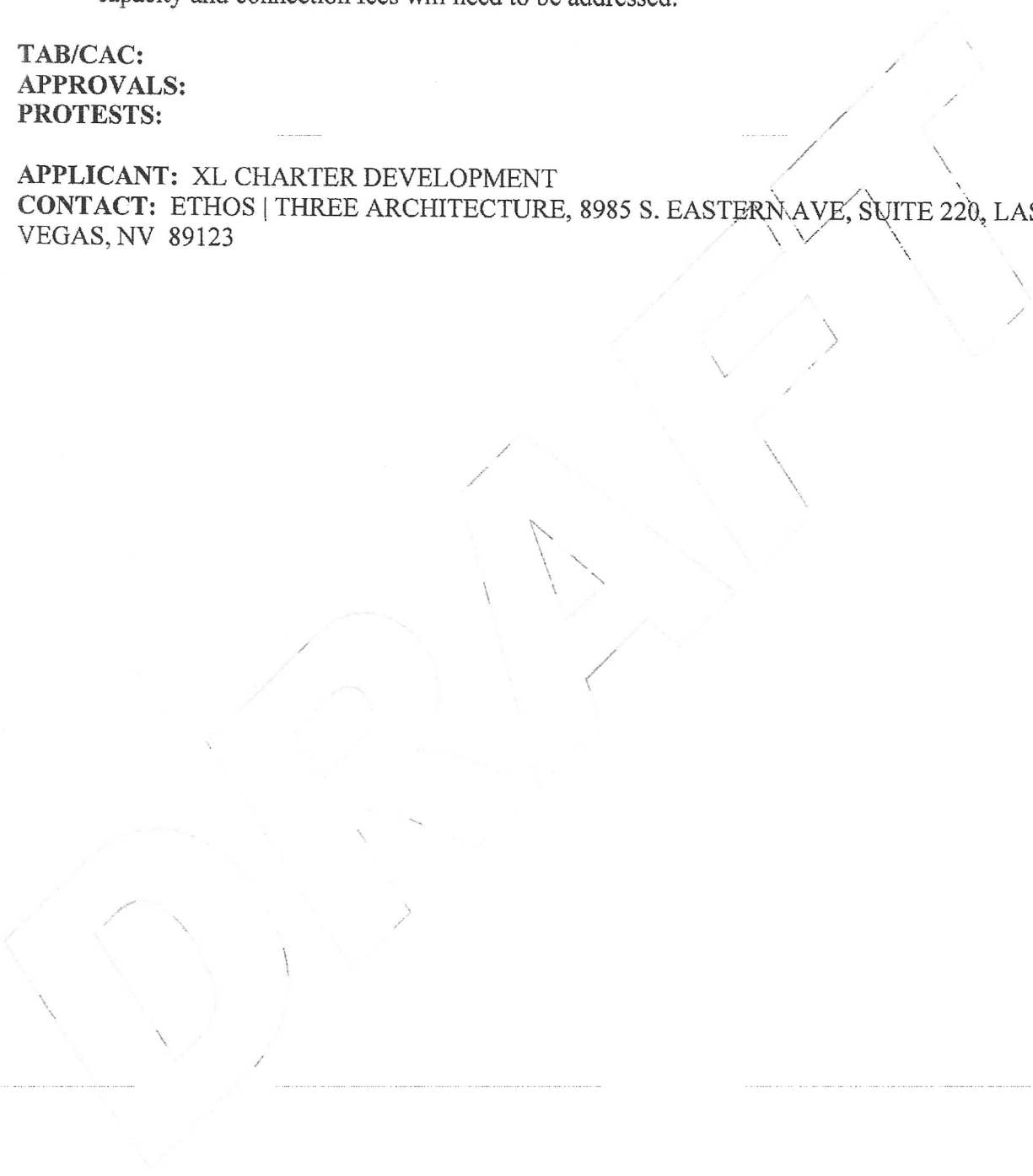
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** XL CHARTER DEVELOPMENT

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVE, SUITE 220, LAS VEGAS, NV 89123



01/18/22 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

HACIENDA AVE/POLARIS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0692-SKYBELL, LLC:**

**USE PERMIT** for a communication tower and associated equipment.  
**DESIGN REVIEW** for a communication tower and associated equipment on 2.5 acres in an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

Generally located on the south side of Hacienda Avenue, 286 feet west of Polaris Avenue within Paradise. MN/jvm/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-29-301-005; 162-29-301-010

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3525 Hacienda Avenue
- Site Acreage: 2.5
- Project Type: Communication tower
- Building Height (feet): 80

**Site Plan**

The plan depicts a long narrow property with 2 buildings on the northern half of the parcel and outside storage being conducted on the southern portion of the property. Access to the site is provided by 2 driveways from Hacienda Avenue. The communication tower and related equipment is proposed to be located in the far southeast corner of the overall property.

**Landscaping**

No new landscaping is proposed or required with this application.

**Elevations**

The proposed monopole communication tower is 80 feet tall with possible arrays at 50 feet, 65 feet, and 76 feet. The associated equipment is screened by a 6 foot tall CMU wall.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed tower meets all the requirements of Title 30. In addition, the area around Allegiant Stadium will continue to see additional coverage draws and this tower will help to improve technology and coverage in the area.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Entertainment Mixed-Use	M-1	Industrial buildings

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

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

Staff finds that the proposed communication tower can be conducted in a manner that is harmonious and compatible with the uses on the subject site and the other uses in the surrounding area. In addition, staff agrees that the area around Allegiant Stadium will continue to see additional coverage draws and this tower will help to improve technology and coverage in the area. Therefore, staff recommends approval of this request.

Design Review

The proposed tower is located in an area that is the least impactful to the site and surrounding area; therefore, staff can support the design review.

**Department of Aviation**

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

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- No comment.

### **Department of Aviation**

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

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**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:** AT&T, C/O BLACK & VEATCH

**CONTACT:** AT&T, C/O BLACK & VEATCH, 900 OAKMONT LANE, STE 100,  
WESTMONT, IL 60559

DRAFT



01/18/22 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SPENCER ST/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0687-COLEN SHELDON & SOTO ANGELA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tamarus Street (alignment) and Spencer Street and between Pebble Road and Ford Avenue within Paradise (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

**APN:**

177-14-401-026

**LAND USE PLAN:**

WINCHESTER/PARADISE - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, east, and west portions of the parcel. The applicant states that these easements are no longer needed for the development of the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-20-0486	Reclassified 1.1 acres from R-E to CRT and R-2 zoning, waived wall height, trash enclosures, alternative yards, reduced setbacks, and modified driveway designs with a design review for an office building & single family residential development	Approved by BCC	January 2021
VS-1598-03	Vacation and abandonment of easements and right-of-way being Caliente Street, Cougar Avenue, Ford Avenue and Torino Avenue	Approved by PC	November 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Residential Suburban	R-2	Single family residential
South, East & West	Neighborhood Commercial (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**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON ST, STE 12-A, LAS VEGAS, NV 89103

01/18/22 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

HARMON AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0689-4520 ARVILLE & MCKINLEY MANOR:**

**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)

RELATED INFORMATION:

**APN:**

162-19-701-004

**LAND USE PLAN:**

WINCHESTER/PARADISE – BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

This is a Clark County Public Works initiated vacation and abandonment of a portion of Harmon Avenue. Previously, a cul-de-sac bulb was dedicated on Harmon Avenue; however, with the completion of the Harmon Avenue/Valley View Boulevard/Union Pacific Railroad grade separation project, the southern portion of the cul-de-sac bulb is no longer necessary. Vacating this 892 square foot portion of the right-of-way, will create a straight alignment for the Harmon Avenue right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-08-85	Reclassified the site to M-1 zoning for a warehouse complex	Approved by BCC	July 1986

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Entertainment Mixed Use	M-1	Drainage channel & undeveloped
South	Business Employment	M-1	Warehouse complex
East	Business Employment	M-1	Outside storage & warehouses
West	Entertainment Mixed Use	H-1	Orleans Resort Hotel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0690	A vacation and abandonment for the northern portion of the same Harmon Avenue cul-de-sac bulb is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY PUBLIC WORKS - SURVEY  
**CONTACT:** CCPW - SURVEY, 500 S. GRAND CENTRAL PKWY, 2ND FLOOR CCPW  
SURVEY, LAS VEGAS, NV 89106

DRAFT

RIGHT-OF-WAY  
(TITLE 30)

HARMON AVE/ARVILLE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0690-COUNTY OF CLARK:**

**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

162-19-601-015

**LAND USE PLAN:**

WINCHESTER/PARADISE – ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

This is a Clark County Public Works initiated vacation and abandonment of a portion of Harmon Avenue. Previously, a cul-de-sac bulb was dedicated on Harmon Avenue; however, with the completion of the Harmon Avenue/Valley View Boulevard/Union Pacific Railroad grade separation project, the northern portion of the cul-de-sac bulb is no longer necessary. Vacating this 75 square foot portion of the right-of-way, will create a straight alignment for the Harmon Avenue right-of-way.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Public Use	M-1	Drainage channel
South	Business Employment	M-1	Warehouse complex
East	Entertainment Mixed-Use	M-1	Warehouse

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0689	A vacation and abandonment for the southern portion of the same Harmon Avenue cul-de-sac bulb is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY PUBLIC WORKS - SURVEY

**CONTACT:** CLARK COUNTY PUBLIC WORKS - SURVEY, 500 S. GRAND CENTRAL PKWY, 2ND FLOOR CCPW SURVEY, LAS VEGAS, NV 89106

01/18/22 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

PATRICK LN/PECOS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0693-LV PECOS ROAD LP:**

**VACATE AND ABANDON** easement of interest to Clark County located between Patrick Lane and Post Road and between Pecos Road and Pearl Street (alignment) within Paradise. (description on file). JG/nr/jo (For possible action)

RELATED INFORMATION:

**APN:**  
161-31-310-008

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon an access easement (driveway) granted to Clark County under document number 971121:00795. The subject property is currently undeveloped; however, a distribution center was approved in May of 2021. The easement being eliminated is based on the new design of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0097	Distribution center with attached sidewalks and increased finish grade	Approved by BCC	May 2021
WS-0747-16	Office/warehouse complex	Withdrawn by BCC	February 2017
TM-0136-96	1 lot commercial subdivision	Approved by PC	May 1996
ZC-1263-94	Reclassified 1.4 acres from C-P to M-D zoning for an office/warehouse building	Approved by BCC	September 1994
ZC-1045-94	Reclassified 40 acres from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	August 1994



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	C-1 & R-E	Commercial, single family residential & undeveloped
South, West, & East	Business Employment	M-D	Distribution centers & office/warehouse complexes

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of a driveway easement that is not necessary for site access.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Grant new easements;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** LV PECOS ROAD LP

**CONTACT:** WOOD RODGERS, 2190 E. PEBBLE RD, SUITE 200, LAS VEGAS, NV  
89123

DRAFT

01/19/22 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

ROCHELLE AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0684-GIVANT, DAWN & BURCO, KIM:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:  
161-19-101-005; 161-19-101-009

LAND USE PLAN:  
WINCHESTER/PARADISE - RANCH ESTATES NEIGHBORHOOD ( UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon patent easements. The plans depict the vacation and abandonment of 33 foot wide patent easements on the east and the north sides of APN 161-19-101-009.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0907-16	32 lot subdivision with increased finished grade - expired	Approved by BCC	February 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-1 & C-1	Mini-warehouse & single family residential

### Related Applications

Application Number	Request
TM-21-500192	A tentative map for a 30 lot single family subdivision is a companion item on this agenda.
WS-21-0683	A wavier of development standards for increased finish grade, wall height, and hammerhead design for a single family development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 30 feet for Rochelle Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Clark County Water Reclamation District (CCWRD)

- No objection.

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

**APPLICANT:** GREYSTONE NEVADA, LLC  
**CONTACT:** HORROCKS ENGINEERS, 1401 N. GREEN VALLEY PARKWAY, SUITE  
160, HENDERSON, NV 89074

DRAFT

01/19/22 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

ROCHELLE AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0683-GIVANT, DAWN & BURCO, KIM:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

161-19-101-005; 161-19-101-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a block wall to 12 feet (6 foot screen wall and 6 foot retaining) where a maximum height of 9 feet (6 foot screen wall and 3 foot retaining) is allowed per Section 30.64.050 (a 33% increase).
2. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Rochelle Avenue where required per Chapter 30.52.

**DESIGN REVIEWS:**

1. Increase finished grade up to 84 inches (7 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 366.7% increase).
2. Allow a private street to terminate in 2 hammerhead designs where a radius cul-du-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Single family residential development.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3482 & 3512 E. Rochelle Avenue
- Site Acreage: 6.4
- Number of Lots: 30

- Density (du/ac): 4.7
- Minimum/Maximum Lot Size (square feet): 6,900/9,579
- Project Type: Single family development
- Number of Stories: 1
- Building Height: 15 feet 7 inches to 22 feet 8 inches
- Square Feet: 3,600 to 3,775

Site Plans

The plans submitted depict a 30 lot single family residential development on 6.4 acres for a density of 4.7 units per acre. The minimum net lot size is 6,900 square feet and the maximum is 9,579 square feet. Five lots are accessed from Rochelle Avenue. The remaining lots are accessible on a private street from Rochelle Avenue with 2 streets terminating in hammerhead cul-du-sacs extending west from the private street (one ends with a stub street extending east). The majority of the increased finish grade is located on the northern portion of the site. The increased wall height (retaining plus screening wall) is located on all sides of the site with an overall height of 12 feet.

Landscaping

Plans show a 5 foot wide landscape strip along the lots on the western side of the private street (Lots 25, 26, 16, and 17) a 5 foot wide strip along the north side of Lot 8 (south side of stub street) and a 6 foot wide landscape strip on the south side of Lot 1 which sides on Rochelle Avenue.

Elevations

Three elevation options are offered for 3 single story homes. The height ranges from 15.7 feet high to 22.8 feet high. Exterior elements will include stucco exteriors with stone veneer options with tiled roof.

Floor Plan

The proposed homes range from 3,600 square feet to 3,775 square feet and are composed of typical room types within the area of the home. Various models offer 3 to 4 car garages and 1 model has an RV garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed development is consistent with the area and meets the rural characteristics of the existing neighborhood. The proposed increase in finish grade is needed to create positive drainage on the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0907-16	32 lot subdivision with increased finished grade - expired	Approved by BCC	February 2017

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-1 & C-1	Mini-warehouse & single family residential

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500192	A tentative map for a 30 lot single family subdivision is a companion item on this agenda.
VS-21-0684	A vacation and abandonment of easements is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1 & Design Reviews #2 & #3

The request is to increase the height of a retaining wall and screen wall within the development in order to provide for additional increased grade. The range would be from a 4 foot to 6 foot high retaining wall with a 6 foot high screen wall. Staff finds that the proposed retaining and screen wall height increase will have an impact on adjacent residential properties with an overall height of the wall ranging from 10 feet high (on the west side) to 12 feet high (on the north and the east sides). Staff could support the proposed increase with a stair stepped wall with a 3 foot wide landscape area in between the retaining wall and the screening wall to reduce the bulk of the overall wall height. The proposed development includes the hammerhead street design for 2 of the streets, which is not preferred for traffic circulation for emergency response and encourages parking within the hammerhead. Although the 30 lot subdivision conforms to the development standards delineated in the R-1 zoning district, the increased wall height and hammerhead design are not consistent or compatible with the surrounding area; therefore, staff cannot support these requests.



## **Public Works - Development Review**

### Waiver of Development Standards # 2

Staff has no objection to the request to not install full off-site improvements on Rochelle Avenue. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place for this section of Rochelle Avenue, from Pecos Road to Pearl Street.

### Design Review # 1

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

### **Staff Recommendation**

Approval of waiver of development standards #2 and design review #1; denial of waiver of development standards #1 and design reviews #2 and #3.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Stair step with a planter 3 feet in width between the retaining wall and the screening wall;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 for Rochelle Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there may be unpermitted septic systems on APNs 161-19-101-005 and 161-19-101-009; to connect to municipal sewer and remove 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.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** HORROCKS ENGINEERS, 1401 N. GREEN VALLEY PARKWAY, SUITE 160, HENDERSON, NV 89074

DRAFT

ROCHELLE ESTATES  
(TITLE 30)

ROCHELLE AVE/PECOS RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500192-GIVANT, DAWN & BURCO, KIM:**

**TENTATIVE MAP** consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

161-19-101-005; 161-19-101-009

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3482 & 3512 E. Rochelle Avenue
- Site Acreage: 6.4
- Number of Lots/Units: 30
- Density (du/ae): 4.7
- Minimum/Maximum Lot Size (square feet): 6,900/9,579
- Project Type: Single family development

The plans submitted depict a 30 lot single family residential development on 6.4 acres for a density of 4.7 units per acre. The minimum net lot size is 6,900 square feet and the maximum is 9,579 square feet. Five lots are accessed from Rochelle Avenue. The remaining lots are accessible on a private street from Rochelle Avenue with 2 streets terminating in hammerhead cul-du-sacs extending west from the private street (one ends with a stub street extending east).

**Prior Land Use Requests**

Application Number	Request	Action	Date
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**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-1 & C-1	Mini-warehouse & single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0684	A vacation and abandonment of easements is a companion item on this agenda.
WS-21-0683	A wavier of development standards for increased finish grade, wall height, and hammerhead design for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff is not in support of the waivers of development standards and the design review, staff cannot support the tentative map.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Rochelle Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

**Current Planning Division - Addressing**

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0307-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** GREYSTONE NEVADA, LLC  
**CONTACT:** HORROCKS ENGINEERS, 1401 N. GREEN VALLEY PARKWAY, SUITE 160, HENDERSON, NV 89074