



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 14, 2025

7:00pm

Note:

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

Board/Council Members: Susan Philipp-Chair
John Williams
Kimberly Swartzlander
Trenton Sheesley
Renee Woitas

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

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

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

- III. Approval of Minutes for December 10, 2024 (For possible action)
- IV. Approval of the Agenda for January 14, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **AR-24-400135 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW FOURTH APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/my/kh (For possible action) **PC 1/21/25**

2. **ET-24-400136 (WS-23-0700)-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the height of an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/kh (For possible action) **PC 1/21/25**

3. **UC-24-0700-OZ OPTICS HOLDINGS, INC.:**
USE PERMITS for the following: 1) outdoor dining and drinking; and 2) restaurant and related facilities.
DESIGN REVIEWS for the following: 1) modifications to building elevations; and 2) outdoor dining and drinking areas in conjunction with a previously approved bathhouse and health club (personal services) facility on 3.35 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise. MN/md/kh (For possible action) **PC 1/21/25**

4. **WS-24-0697-CASAS, JASON:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with a proposed single-family residence on 0.15 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Euclid Street, 590 feet north of Patrick Lane within Paradise. JG/dd/kh (For possible action) **PC 1/21/25**

5. **UC-24-0659-CEBALLOS, IVANA LAGONELL:**
USE PERMIT to allow a home occupation.
WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action) **PC 1/21/25**

6. **WS-24-0688-JHGV TWO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Maryland Parkway Overlay design standards; 2) eliminate buffering and screening; 3) eliminate residential adjacency standards; 4) allow attached sidewalks; and 5) alternative driveway geometrics
DESIGN REVIEW for modifications to the existing commercial site on 0.47 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the southeast corner of Maryland Parkway and Elizabeth Avenue within Paradise. JG/rg/kh (For possible action) BCC 1/22/25

7. **UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action) PC 2/4/25

8. **UC-24-0744-QC STANDBY 24, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action) PC 2/4/25

9. **PA-24-700038-KAENRAT, NARIN:**
PLAN AMENDMENT to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action) PC 2/4/25

10. **ZC-24-0710-KAENRAT, NARIN:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action) PC 2/4/25

11. **VS-24-0712- ACRE-AMIGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action) PC 2/4/25

12. **DR-24-0711-ACRE-AMIGO,LLC:**
DESIGN REVIEW for a single-family residential subdivision on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action) PC 2/4/25

13. **TM-24-500153-ACRE-AMIGO, LLC:**
TENTATIVE MAP consisting of 12 lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action) PC 2/4/25

14. **VS-24-0737-3400 WESTERN AVENUE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Western Avenue located between Desert Inn Road and Highland Drive within Paradise (description on file). TS/lm/kh (For possible action) **BCC 2/5/25**

15. **WS-24-0736-3400 WESTERN AVENUE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) allow attached sidewalks; and 3) allow modified driveway design standards.
DESIGN REVIEW for site modification in conjunction with an existing cannabis retail store, cannabis cultivation facility, and cannabis production facility on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action) **BCC 2/5/25**

VII. General Business (For possible action)
Elect Chair and Vice Chair
Review TAB Bylaws

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

IX. Next Meeting Date: January 28, 2025.

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 10, 2024

MINUTES

Board Members:	Susan Philipp-Chair- PRESENT John Williams – PRESENT Kimberly Swartzlander- PRESENT Angelo Carvalho- PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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

Michael Huling; Planning, Bea Martinez; Community Liaison

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

II. Public Comment:
None

III. Approval of October 29, 2024 Minutes

Moved by: Swartzlander

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for December 10, 2024

Moved by: Williams

Action: Approve with changes

Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **UC-24-0605-REGAL I, LLC & EASTGATE THEATRE, INC. LEASE:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) residential adjacency.
DESIGN REVIEWS for the following: 1) recreational vehicle storage; and 2) retail buildings on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the northeast corner Eastern Avenue and Pebble Road within Paradise. MN/sd/kh (For possible action)

PC 12/17/24

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

2. **UC-24-0610-MISSION CENTER, LLC:**
USE PERMIT for a vehicle wash.
DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/rr/kh (For possible action)

PC 12/17/24

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

3. **VS-24-0586-DIAMOND CURVE, LLC:**
VACATE AND ABANDON portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action)

PC 12/17/24

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0
Philipp abstained from comment and vote

4. **WS-24-0590-DIAMOND CURVE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce landscape buffer.
DESIGN REVIEW for a proposed office building on 0.99 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side Patrick Lane, approximately 462 feet west of Lamb Boulevard within Paradise. JG/sd/kh (For possible action)

PC 12/17/24

MOVED BY-Swartzlander
DENY
VOTE: 3-0
Philipp abstained from comment and vote

5. **WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:**
WAIVER OF CONDITIONS of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing in conjunction with a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action) **BCC 12/18/24**

MOVED BY-Philipp

DENY

VOTE: 3-1

Carvalho opposed

6. **DR-24-0608-CAMPUS VILLAGE GROUP, LLC:**
DESIGN REVIEW for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action) **BCC 12/18/24**

MOVED BY-Philipp

DENY

VOTE: 3-1

Carvalho opposed

7. **WS-24-0573-COUNTY OF CLARK (FIRE DEPT):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) allow attached sidewalks to remain (**no longer needed**).
DESIGN REVIEW for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facilities) Zone. Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh (For possible action) **BCC 12/18/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):**
ZONE CHANGE to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action) **BCC 12/18/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)**
SIGN DESIGN REVIEWS for the following: 1) increase the sign area of a proposed electronic message unit, video (wall) sign; 2) allow a proposed electronic message unit, video (wall) sign to extend above a wall; 3) allow a roof sign; 4) increase the sign area of a proposed directional sign; and 5) reduce the clearance height of a proposed directional sign in conjunction with a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh
(For possible action) BCC 12/18/24

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

10. **UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):**
USE PERMITS for the following: 1) live entertainment; 2) banquet facility not accessed from an arterial or collector street; and 3) vocational training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback; 3) reduce driveway approach distance; and 4) allow attached sidewalks.
DESIGN REVIEW for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)
BCC 12/18/24

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

11. **WS-24-0623-LOPEZ TAMARA JALIUN & LAURENCIO NICOLAS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side street setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Rockledge Drive and east side of Rockledge Way within Paradise. JG/nai/kh (For possible action)
PC 1/7/25

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

12. **WS-24-0639-PUEBLO DEL SOL TITLEHOLDER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase screen wall/fence height in conjunction with an existing manufactured home park on 54.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Nellis Boulevard, 130 feet south of Twain Avenue within Paradise. JG/my/kh
(For possible action) PC 1/7/25

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

13. **ET-24-400130 (AR-23-400123 (UC-21-0332))-ERBR, LLC:**
APPLICATION FOR REVIEW FOR USE PERMITS FIRST EXTENSION OF TIME for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/kh (For possible action)

BCC 1/8/25

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

14. **SDR-24-0637-SHOWCASE 1415, LLC & SHOWCASE COSMO, LLC**
SIGN DESIGN REVIEWS for the following: 1) increase the area of an electronic sign (electronic message unit, video); 2) increase the area of wall signs; and 3) allow roof signs in conjunction with a previously approved sign package for an existing shopping center on a 0.77 acre portion of 6.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Tropicana Avenue within Paradise. JG/jor/kh (For possible action)

BCC 1/8/25

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

15. **SDR-24-0646-IMI MIRACLE HARMON, LLC**
SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood); 2) increase the area of the existing wall signs; and 3) increase the area of an electronic sign (electronic message unit, video) in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood) on an 8.46 acre portion of 41.30 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/rr/kh (For possible action)

BCC 1/8/25

WITHDRAWN per the applicant

16. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; and 10) allow non-standard improvements within the right-of-way (no longer needed).
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 1/8/25**

MOVED BY-Williams

DENY

VOTE: 3-1

Swartzlander opposed

17. **WS-24-0631-NA MINGXING:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.38 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Hacienda Avenue and the east side of Topaz Street within Paradise. JG/rg/kh (For possible action) **BCC 1/8/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

18. **ZC-24-0682-CMR REALTY, LLC:**
ZONE CHANGES for the following: 1) reclassify 7.1 acres from a CG (Commercial General) Zone to a CR (Commercial Resort) Zone; and 2) reclassify 2.31 acres from an IL (Industrial Light) Zone to a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise (description on file). JJ/rr (For possible action) **BCC 1/8/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

19. **VS-24-0681-CMR REALTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Procyon Street, and between Spring Mountain Road and Twain Avenue; a portion of a right-of-way being Valley View Boulevard located between Spring Mountain Road and Twain Avenue; and a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue within Paradise (description on file). JJ/tr/kh (For possible action)
BCC 1/8/25

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

20. **UC-24-0683-CMR REALTY, LLC:**
USE PERMITS for the following: 1) multi-family residential development; 2) office uses; and 3) personal services uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow modified driveway design standards.
DESIGN REVIEW for a proposed mixed-use development on 10.54 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise. JJ/hw/kh (For possible action)
BCC 1/8/25

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

- VI. General Business (for possible action)
Motion was made by Philipp to approve 2025 meeting calendar
- **Cancel November 11, 2025 meeting**
 - **Cancel December 30, 2025 meeting**
- VOTE: 4-0 Unanimous**

- VII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be December 31, 2024

- IX. Adjournment
The meeting was adjourned at 9:50 p.m.

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400135 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:

DESIGN REVIEW FOURTH APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-22-702-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 985 E. Serene Avenue
- Site Acreage: 2
- Project Type: Addition to existing school
- Number of Stories: 1
- Building Height: 18 feet, 2 inches
- Square Feet: 1,596 (proposed expansion)/13,918 (existing facility)
- Parking Required/Provided: 19/48

History and Request

The Planning Commission (PC) previously approved a design review for an addition to an existing school. A condition of approval required a review in 6 months. The PC approved the first review for the addition to an existing school in October 2023. A condition of approval required a review by February 21, 2024 to assess the status of the installation of the required school zone flasher signal. A second review was approved in April 2024, subject to another review to be heard at the August 20, 2024 PC meeting. A third review was filed and approved in August 20, 2024, subject to another condition for review in 3 months.

Site Plan

The approved plan depicts an existing 13,918 square foot school and daycare facility centrally located on a 2 acre lot at the corner of Serene Avenue and Paradise Road. The site has access through a standard driveway along Serene Avenue. Parking for the site is in the northern portion

of the site in front of the school building and will provide 48 parking spaces, where 19 parking spaces are required. The eastern, western, and southern portions of the site are primarily play areas for the school children. These areas contain several shade structures and play equipment. The play area is contained by a 6 foot CMU wall along the side and rear property lines.

The approved school addition is in the south, central portion of the site attached to the southern wall of the existing building. The approved plan indicates the addition is approximately 1,596 square feet and will replace an existing patio and is surrounded by a sidewalk. The addition is set back 47 feet 4 inches from the rear property line.

Landscaping

Except for the rear/southern property line, the existing landscaping on the property has remained as is. The northern and eastern property lines have a 5 foot landscaping strip consisting of a variety of shrubs and large trees. The western property line contains minimal landscaping with some small trees due to a drainage culvert on that side of the property. Parking lot landscaping will remain as is and consists of landscaping strips and islands with small to medium trees with shrubs dispersed between the trees.

The southern/rear property line will have updated landscaping. The landscaping complied with required buffer adjacent to a less intensive use. The approved landscape plan depicts 15 Eldarica Pine (*Pinus Eldarica*) trees (24 inch box Evergreens) spaced 20 feet off center in 5.5 foot planters.

Elevations

The approved elevations depict the existing school/daycare facility building as a 29 foot tall structure with a pinkish-beige painted stucco exterior and red-orange tile gabled roof. Commercial shaker windows are shown on all sides of the building. The front of the existing school is all glass with a commercial door and protected by a porte-cochere with matching exterior elements.

The addition to the building is shown facing the south. The approved plans depict the addition with a reddish-orange gabled tile roof and a pink-beige painted stucco exterior to match the existing structure. The approved plan also depicts the peak height of the roof gable at 18 feet and 2 inches. Commercial shaker windows are provided on the south elevation of the structure only and 2 glass paneled doors are provided on the south frontage for access to the play area.

Floor Plans

The approved plans provided show the existing school/daycare facility with 9 classroom areas that range in size from 565 square feet up to 923 square feet. The classrooms are supported by a lunchroom, activity room, restrooms, and offices. The proposed addition is shown in the southeast corner of the building. The 1,596 square foot addition will provide 2 additional classroom spaces of 723 square feet and 732 square feet along with a storage room. The addition is accessed through the existing activity room by a repurposed existing door and a newly installed door with 2 currently existing windows in-filled. The exterior of the building is accessed by 2 doors at the south central end of the addition. The addition replaces an existing 16 foot patio and expands an additional 16 feet from the existing patio.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400066 (DR-22-0582):

Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 3 months to review;
- Compliance with previous conditions.

Listed below are the approved conditions for AR-24-400019 (DR-22-0582):

Comprehensive Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant shall submit an application for review as indicated in the filing deadline schedule to be heard at the August 20, 2024 Planning Commission meeting;
- Compliance with previous conditions.

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.

Listed below are the approved conditions for AR-23-400118 (DR-22-0582):

Comprehensive 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 and application for review.

Public Works - Development Review

- Until February 21, 2024 to review as a public hearing for completion of the school zone flasher installation;

- Compliance with previous conditions.

Listed below are the approved conditions for DR-22-0582:

Comprehensive Planning

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

Public Works - Development Review

- 6 months to review;
- Off-site improvements to be completed, including flashers, prior to the issuance of certificate of occupancy for the classrooms;
- Traffic study and compliance.

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.

Applicant's Justification

The applicant states that the flashers and offsite improvements have been completed and Public Works has closed out the permit. They request that this review be the final one as they state that they have met all prior conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400066 (DR-22-0532)	Third application for review for an addition to an existing school and off-site improvements	Approved by PC	August 2024
AR-24-400019 (DR-22-0532)	Second application for review for an addition to an existing school and off-site improvements	Approved by PC	April 2024
AR-23-400118 (DR-22-0532)	First application for review for an addition to an existing school and off-site improvements	Approved by PC	October 2023
DR-22-0582	Design Review for addition to an existing school	Approved by PC	February 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0599	School in conjunction with an existing daycare facility	Approved by PC	February 2021
UC-0798-07	Communications tower in conjunction with an existing daycare facility	Approved by BCC	September 2007
UC-1766-98	Daycare facility	Approved by PC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Applicant has completed all of the off-site improvements including the school flashers; therefore, staff has no objection to this application for review.

Staff finds that the applicant has applied for 3 prior design reviews and been approved on each individual one. Staff also finds that the applicant has completed traffic studies, structural studies, and off-sites. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAPSTONE CHRISTIAN ACADEMY

CONTACT: CRAIG LUCAS, KGA ARCHITECTURE, 9075 W. DIABLO DRIVE, SUITE 300, LAS VEGAS, NV 89148

DRAFT



Department of Comprehensive Planning Application Form

PLANNED
COPY

ASSESSOR PARCEL #(s): 177-22-702-005

PROPERTY ADDRESS/ CROSS STREETS: 985 E. Serene Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Application Review for off-site improvements and flashers per Planning Commission and Public Works for DR-22-0582 (AR-23-400118, AR-24-400019 and AR-24-400066).

PROPERTY OWNER INFORMATION

NAME: Capstone Christian Academy

ADDRESS: 985 E Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702.463.9350

CELL _____

EMAIL: BJones@CapstoneChristian.com

APPLICANT INFORMATION

NAME: Capstone Christian Academy

ADDRESS: 985 E Serene Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: 702.463.9350

CELL _____

EMAIL: BJones@CapstoneChristian.com

CORRESPONDENT INFORMATION

NAME: kgc c/o Craig Lucas

ADDRESS: 9075 West Diablo Drive, Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702.367.6900

CELL _____

EMAIL: clucas@kgc design

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Joe Sunderman
Property Owner (Print)

11-6-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input checked="" type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUD1	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SL	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> IM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # (u) AR-24-400135

PC MEETING DATE 1/21/2025

BCC MEETING DATE _____

LABOR LOCATION Paradise

1/14/25

APPLICANT MY

FEES \$500

\$800

AR-24-400135

PLANNED
COPY



November 6, 2024

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

Re: Capstone Christian Academy DR-22-0582

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting an Application Review per the Conditions of Approval for AR-24-400066 (DR-22-0582). The project is for an approximately 1,596 S.F. classroom expansion. The project site is Assessor's Parcel Number 177-22-702-005. The project is located at 985 E. Serene Avenue.

The first Application Review was requested by Clark County Comprehensive Planning and Clark County Public Works so that construction could begin on the flashers and any off-site improvements before briefing Staff, Public Works, and the Planning Commission on the status of complying with the previous conditions of UC-20-0599 and the off-site plan review comments provided in July 2021. The second Application for Review was heard before the Planning Commission on April 2, 2024, and the Planning Commission requested an additional review to be heard at the August 20, 2024, Planning Commission. The third Application for Review was heard before the Planning Commission on August 20, 2024, and one final Application Review has been requested by Public Works as a few punch list items needed to be completed prior to permit close out.

The flashers and offsite improvements have been completed and Public Works has closed out the Permit. We respectfully request that this is the last Application Review as the work has been completed.

Please contact me at 702.367.6900 ext. 160, or via email at clucas@kga.design, with any questions.

Sincerely,

Craig Lucas
Associate, Senior Designer
Architect

AR-24-400135

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400136 (WS-23-0700)-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the height of an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-24-601-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase accessory structure (garage) height to 17 feet where a maximum of 14 feet is permitted per Table 30.40-2 (a 22% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4375 Cottontail Lane
- Site Acreage: 0.5
- Project Type: Increase garage height
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 990 first floor/330 second floor

History & Request

The applicant built the accessory structure (garage) without a permit. As a result, the applicant applied for a waiver to increase the height of the accessory structure (garage) to 17 feet when the maximum height is 14 feet (WS-19-0481). That application was approved in August 2019 by the Planning Commission with the condition for 1 year to complete the building permit with any extension of time to be a public hearing. Although the building permit was issued, the applicant needed to renew their building permit (BD18-58791) due to the inspection requirement. As a result, the applicant had to submit a new waiver of development standards application because the 1 year mark has passed and the application expired. WS-23-0700 was approved by the

Planning Commission in December 2023, with a condition for 1 year to complete the building permit and inspection process with any extension of time to be public hearing. Since the inspection process for the building permit is not complete yet, the applicant is requesting an extension of time. The applicant also submitted a minor deviation application (AV-24-900837) to revise the plans for the garage, which is still in process.

Site Plan

The approved site plan depicts an existing 1,992 square foot principal structure with a circular driveway accessed from Cottontail Lane. A 45 foot long, 22 foot wide, 990 square foot accessory structure (garage) is located on the southeast corner of the lot with setbacks of 13 feet from the rear property line, 5 feet from the side property line, and 16 feet from the principal structure.

Landscaping

No landscaping was required nor proposed with the original application.

Elevations

The approved plans show an existing 17 foot high accessory structure (garage) with white colored stucco and black trim which is architecturally compatible with the principal structure. The north side of the garage has a walkthrough door, the east side has 2 windows, and the west side has a 16 foot wide by 13 foot tall roll-up door.

Floor Plans

The approved floor plan shows a 45 foot by 22 foot garage with 630 square feet of garage space and 360 square feet of storage space, which includes a bathroom.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0700:

Comprehensive Planning

- 1 year to complete the building permit and inspection process with any extension of time to be public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Applicant's Justification

The applicant has revised the original garage design which has caused delays with completing the project. Applicant is requesting an extension to complete the building permit or their garage.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0700	Increased the height of an accessory structure (garage)	Approved by PC	December 2023
WS-19-0481	Increased the height of an accessory structure (garage) - expired	Approved by PC	August 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the building permit is still in process. Staff can support this application because it is the first extension of time and it will provide the applicant more time to complete their active building permit (BD18-58791).

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until December 5, 2025 to complete the building permit and inspection process with any extension of time to be public hearing.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: VICTOR VEGA

CONTACT: VICTOR VEGA, 4375 COTTONTAIL LANE, LAS VEGAS, NV 89121

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-24-601-007

PROPERTY ADDRESS/ CROSS STREETS: 4375 Cottontail Ln Las Vegas Pecos/Harmon

DETAILED SUMMARY PROJECT DESCRIPTION

WS-23-0700 Extension of time

PROPERTY OWNER INFORMATION

NAME: Victor M. Vega and Paula Vega
 ADDRESS: 4375 Cottontail Ln
 CITY: Las Vegas STATE: NV ZIP CODE: 89121
 TELEPHONE: _____ CELL 702.423.4822 EMAIL: vegatrucking@live.com

APPLICANT INFORMATION (must match online record)

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

[Signature] Victor M. Vega 11/20/24
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400136
 PC MEETING DATE 11/21/2025
 BCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY NAI
 DATE 12/2/2024
 FEES \$8000.00

DATE 11/14/2025

Department of Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV 89155

11/20/2024

Extension of Time

I am writing to request an extension for the submission of my project on
4375 Cottontail Ln Las Vegas 89121 # WS-23-0700
which is currently due on Dec 5, 2024

Due to project revision and issues reviews I have fallen a bit behind on completing all the necessary work. I would greatly appreciate an extension to continue working

This additional time will allow me to submit and pass all the inspections required by the Building Department.

Thank you in advance for your consideration. I am happy to discuss this further if you have any questions or concerns.

Sincerely,
Paula Vega / Victor M. Vega

702.423.4822
Vegatrucking@live.com



2

ET-24-400136

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0700-OZ OPTICS HOLDINGS, INC.:

USE PERMITS for the following: 1) outdoor dining and drinking; and 2) restaurant and related facilities.

DESIGN REVIEWS for the following: 1) modifications to building elevations; and 2) outdoor dining and drinking areas in conjunction with a previously approved bathhouse and health club (personal services) facility on 3.35 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-31-201-022

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6090 S. Decatur Blvd.
- Site Acreage: 3.35
- Project Type: Bathhouse & health club (personal services) facility with outdoor dining, drinking, restaurant, & related uses
- Number of Stories: 2
- Building Height (feet): 42
- Square Feet: 43,484
- Parking Required/Provided: 179/182

History and Request

The project site was reclassified to an IL (previously M-1) zoning district by the Board of County Commissioners in May 2019 via NZC-19-0167. Use permits for a bathhouse, health club, and retail uses and design reviews for a bathhouse/health club facility and alternative landscaping were also approved with that request. Administrative Design Reviews, ADR-20-900538 and ADR-22-900480 were approved in December 2020 and August 2022, respectively, for site modifications including increasing the area of the building and relocating the trash enclosure. The building and site are currently under construction and the applicant is now requesting use permits for outdoor dining, drinking, and a restaurant. Design reviews are also

requested for modifications to the previously approved building elevations and the addition of outdoor dining and drinking areas. No modifications or revisions are proposed to the previously approved site plan and landscape plan.

Site Plans

The previously approved plans depict a 2 story building that is presently under construction and centrally located within the project site with the following setbacks: 1) 182 feet from the west property line adjacent to Decatur Boulevard; 2) 59 feet from the north property line; 3) 74 feet from the east property line, and 4) 58 feet from the south property line. Access to the project site is granted via an existing commercial driveway along Decatur Boulevard. The development requires 179 parking spaces where 182 parking spaces are provided. No modifications are proposed for the site or parking lot.

Landscaping

The previously approved plans depict a detached sidewalk along Decatur Boulevard consisting of a 5 foot wide landscape strip, 5 foot wide sidewalk, and a 12 foot wide landscape strip behind the sidewalk. Landscaping also includes approximately 20 foot wide landscape strips on both sides of the front drive aisle leading to the front of the building. Eight foot wide planter strips with block walls are located on the north, south, and east sides of the site, and landscaping fingers are provided throughout the parking lot. Parking lot landscaping is equitably distributed throughout the site. The outside dining areas are located on the first and second floor (east) of the building and measure 1,571 and 551 square feet in area, respectively.

Elevations

The previously approved plans depict a 2 story bathhouse and health club facility measuring up to 42 feet in height to the top of the parapet wall. The building consists of vertical rows of windows and includes architectural features to reduce the visual mass of the building such as overhangs, columns, and various surface planes. The modifications to the elevations include the previously approved exterior ceramic tiles being replaced with a 2 tone light beige and medium brown travertine tiles across the entire exterior of the building. For aesthetic purposes, the modifications also include embossed travertine tiles in a floral pattern that are visible on the west, east, and south elevations of the building.

Floor Plans

The previously approved plans depict a 2 story bathhouse and health club facility measuring 43,484 square feet. The first floor consists of a reception lobby with customer check-in, separate male and female locker rooms, 5 massage rooms, 5 Hamam/Turkish bath areas/rooms, an open health/fitness studio, and a marble showroom. The first floor restaurant area is located within the southeast portion of the building, with an outdoor dining and drinking area immediately adjacent to the restaurant. The second floor restaurant area is located within the north portion of the building, with an outdoor dining and drinking area immediately adjacent to the restaurant. Massage rooms occupy less than 25 percent of the public floor area per Title 30 standards for massage as an accessory use to a health club. The second floor includes an elevator/stair lobby, separate male and female locker rooms/changing rooms, additional health/fitness studio space, yoga room, and administrative office space.

Applicant's Justification

The applicant indicates that as part of the building improvements, the previously approved Ceramic Tile has been replaced with Travertine Tile. The Travertine Tile is a higher quality finish material consistent with a Class A spa facility. The applicant states, given the quality of the facility and services provided, it is necessary to include high end restaurants, bars and suitable areas for relaxing. The clients will include Day Spa guests and visitors enjoying a fine dining experience. Also, the facility will provide group events that will require a range of food options. The proposed uses should not impact the surrounding land uses as well as health, safety and welfare of the general public. The described uses, as described above, are complimentary in nature to the existing building with a positive impact to the entire project.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900480	Increased the area of the building and increase building height back to original height of 42 feet	Approved by ZA	August 2022
ET-21-400151 (NZC-19-0167)	First extension of time to reclassify the project site from an R-E (now RS20) and PF Zone to an M-D (now IL) Zone with use permits for a bathhouse, health club, and retail uses and design reviews for a bathhouse/health club facility and alternative landscaping	Approved by BCC	November 2021
ET-21-400107 (VS-19-0126)	First extension of time to vacate and abandon patent easements - recorded	Approved by PC	August 2021
ADR-20-900538	Increased the area of the building, relocate the trash enclosure, and reduce the building height to 40 feet	Approved by ZA	December 2020
VS-20-0351	Vacated and abandoned a portion of right-of-way being Decatur Boulevard - recorded	Approved by PC	October 2020
NZC-19-0167	Reclassified the project site from an R-E (now RS20) and PF Zone to an M-1 (now IL) Zone with use permits for a bathhouse, health club, and retail uses and design reviews for a bathhouse/health club facility and alternative landscaping	Approved by BCC	May 2019
VS-19-0126	Vacated and abandoned government patent easements - recorded	Approved by PC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & PF (AE-65)	Undeveloped
South	Public Use	PF (AE-65)	Drainage channel & detention basin
East	Public Use	PF (AE-65)	Drainage channel & detention basin

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IL (AE-65)	Warehouse building with outdoor storage of wholesale building materials

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding land uses in the immediate area and that there is adequate on-site parking. Staff finds the proposed outdoor dining, drinking, and restaurant uses are appropriate at this location and comply with parking requirements. Staff does not anticipate any negative or adverse impacts from the uses and finds the uses are compatible with the existing development in the surrounding area. Furthermore, the proposed uses place no additional demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff recommends approval.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed modifications to the elevations, consisting of Travertine Tile, should further enhance the aesthetics and design of the building. The addition of the outdoor dining and drinking areas are consistent with a restaurant use and will provide a further amenity to the patrons of the facility. Therefore, staff recommends approval of these requests.

Department of Aviation

The property lies within the AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel

and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: O Z OPTICS HOLDINGS, INC.
CONTACT: ZACHARY BELLON, 82 SEA HOLLY WAY, HENDERSON, NV 89074

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16231201022

PROPERTY ADDRESS/ CROSS STREETS: 6090 S Decatur Blvd. Las Vegas, NV 89118 / Decatur & Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

Turkish Hamam Spa, Salon, Restaurant, and Fitness Center

PROPERTY OWNER INFORMATION

NAME: OZ Optics Holdings, Inc.

ADDRESS: 6090 S Decatur Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 613-831-0981

CELL _____

EMAIL: OSezerman@ozoptics.com

APPLICANT INFORMATION (must match online record)

NAME: James Peery

ADDRESS: 6540 Alpine Mist

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702-325-7170

CELL _____

EMAIL: jim@jpeeryconstruction.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Zachary Bellon

ADDRESS: 6540 Alpine Mist

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702-217-7818

CELL _____

EMAIL: maximussolutionslv@gmail.com

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

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

Property Owner (Signature): 

Property Owner (Print): DMUR SEZERMAN

OZ OPTICS HOLDINGS INC.

Date: Sept 25 24

DEPARTMENT USE ONLY:

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

APPLICATION # (s) CC-24-0700

ACCEPTED BY MAD

PC MEETING DATE 11/21/25 @ 7:00 PM

DATE 11/26/24

BCC MEETING DATE _____

FEES \$1,500.00

TAB/CAC LOCATION PARADISE

DATE 1/19/25 @ 7:00 PM



Clark County

Planning Department

October 18, 2024

Attn: Clark County Planning

Permit Number: **BD22-08963**

Permit Name: **Marble OZ- Revision 4**

Project Address: **6090 S. Decatur Blvd.**

Parcel **162-31-201-022**

Re: **Justification Letter - Restaurants / Amenities**

PLANNER
COPY

Overview of Building Enhancements include: Dining on Floors 1 & 2 and a bar on Floor 1. Additionally, an outside lounge area on the East Side of Floor 1 includes tables for customers to enjoy refreshments and food as part of the Spa Experience.

As part of the building improvements, we have substituted exterior Ceramic Tile with Travertine. This is a higher quality finish material consistent with a Class A Spa Facility.

Given the quality of the facility and services provided, it is necessary to include high end restaurants, bars and suitable areas for relaxing. The clients will include Day Spa guests and visitors enjoying a fine dining experience. Also, the facility will provide group events that will require a range of food options. The level of service will be high.

We are requesting a Special Use Permit for the following:

- 1. Restaurant uses
- 2. Outdoor dining & drinking

Design Review includes

1. Façade Changes - The previously approved exterior ceramic tile has been changed to a two tone light beige and medium brown travertine across the entire exterior of the building. For aesthetic purposes we have placed embossed travertine tiles in a floral pattern. The floral pattern is visible on the West, South, and East elevations of the building. These tile changes affect the East Elevation (A5.01), North Elevation (A5.02), West Elevation (A5.03), and South Elevation (A5.03).

2. Outdoor Dining & Drinking Areas - The Outdoor dining & drinking area will be located on the east side of the building directly adjacent to the cafe/bistro. There is a covered patio that has been designated specifically for this item. See East Elevation (A5.01).

Proposed uses should not impact the surrounding land uses as well as health, safety and welfare of the general public. The described uses, as described above, are complimentary in nature to the existing building with a positive impact to the entire project.

For these reasons, the revisions to the planning approvals are warranted and meet the demands of the market.

If we can provide further information, we are available.

Respectfully submitted.

Mike J. McGinnis - Architect
Perlman Architects, LLC
410 S, Rampart Blvd.
Las Vegas, NV 89145
(702) 979-9900



01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0697-CASAS, JASON:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with a proposed single-family residence on 0.15 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the east side of Euclid Street, 590 feet north of Patrick Lane within Paradise. JG/dd/kh (For possible action)

RELATED INFORMATION:

APN:

162-36-202-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side interior setback along the north property line to 5 feet where 10 feet is required per Section 30.02.04. (a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.15
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 13.5
- Square Feet: 1,380

History & Site Plan

The parcel was originally established in 1961 as a dedicated piece of right-of-way and was later vacated by a private owner. The parcel was bought and sold a number of times, including by the Clark County Treasurer in 1998, before finally being acquired by the current owner. Though the parcel does not meet the minimum gross and net lot area requirements set forth by the RS20 zoning district, the lot is considered "legal non-conforming", and is therefore able to be built upon for residential purposes.

The site plan depicts the parcel as being 217 feet in length from east to west, and 30 feet wide from north to south. The proposed single-family residence is centrally located on the lot and is shown as being 92 feet in length and 15 feet wide. The residence is set back 79 feet from the

west (front) property line, 5 feet from the north property line, 10 feet from the south property line, and 46 feet from the east (rear) property line. The proposed single-family residence will be constructed in phases, with the western portion (phase 1) being constructed first and the eastern portion (phase 2) being constructed at a later date.

Landscaping

The plans depict the installation of a large tree on the northwest corner of the lot adjacent to Euclid Street. Due to the width of the lot, only 1 large tree along the street frontage is required.

Elevations

The plans depict a proposed single-family residence measuring 13.5 feet in height. The exterior materials of the residence consist of vertical wood-style paneling with glazed windows and a standing seam metal roof with a staggered roofline.

Floor Plans

The floor plans depict a proposed residence measuring 1,380 square feet consisting of multiple bedrooms, bathrooms, a kitchen, and living area.

Applicant's Justification

The applicant states that a waiver of development standards is necessary to construct their residence due to the width of the parcel. Additionally, the applicant states that they intend to comply with all other applicable sections of Title 30, including providing the necessary 30 decibel noise attenuation for the AE-70 airport environs overlay. The applicant also states that they feel that their home will have no adverse effects to the area and will add value to the neighboring properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65 & AE-70)	Office
South	Business Employment	RS20 (AE-65 & AE-70)	Undeveloped
East	Business Employment	RS20 (AE-65)	Undeveloped
West	Business Employment	IP (AE-65 & AE-70)	Office/industrial complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

While staff does not normally support the reduction of required setbacks, staff finds that in this case the requested reduction is necessary to develop the subject property. The proposed residence meets the required front, rear, and interior side (south) setbacks. If the applicant were to comply with the setback requirements for the north property line as well, the width of the proposed residence would be restricted to only 10 feet. Staff finds that the narrow width of the lot creates a unique circumstance necessitating the waiver of development standards, and for these reasons staff can support this request.

Department of Aviation

The property lies within the AE 70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International 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:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;

- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space.
- 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 residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

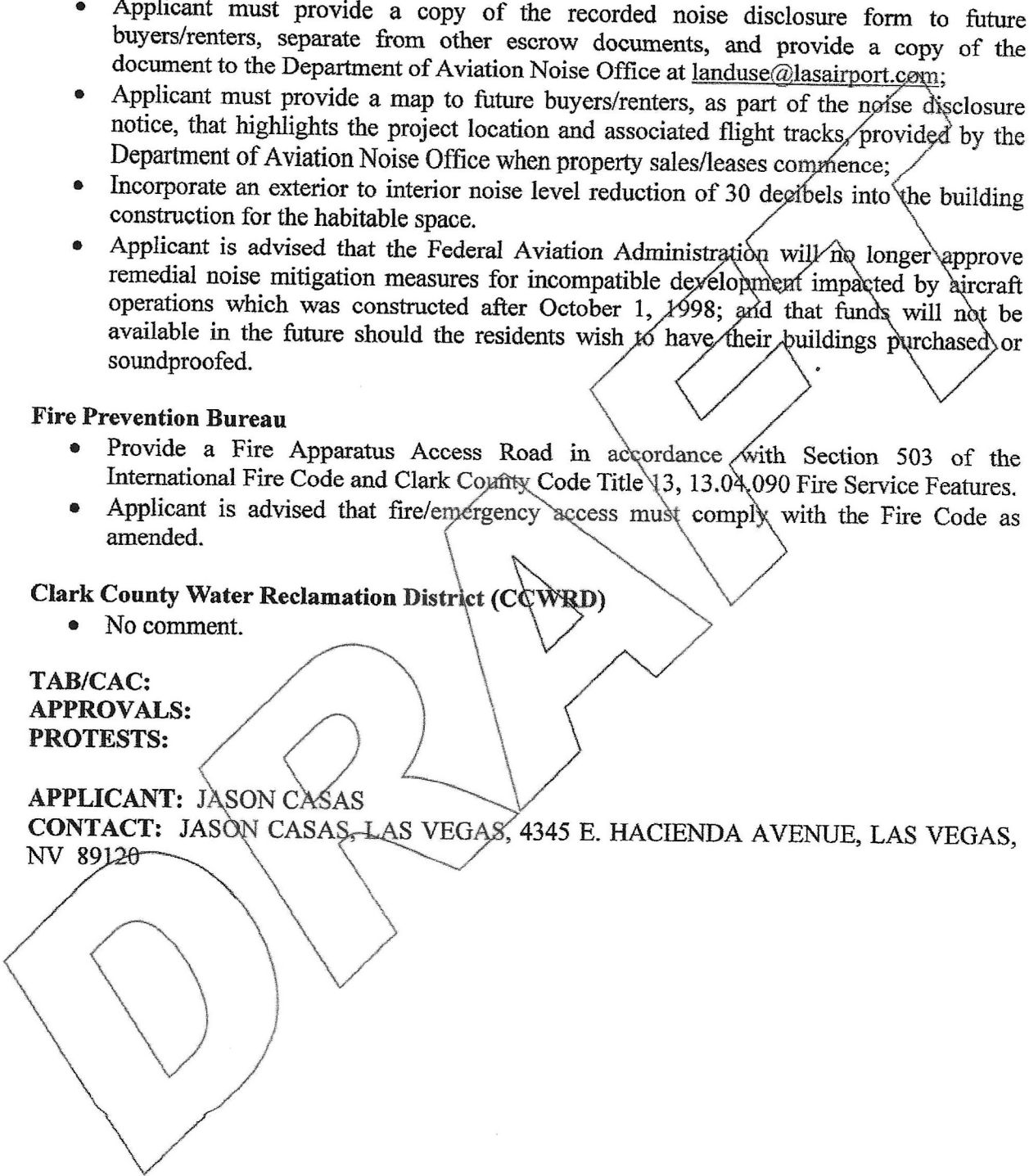
Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JASON CASAS

**CONTACT: JASON CASAS, LAS VEGAS, 4345 E. HACIENDA AVENUE, LAS VEGAS,
NV 89120**





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36-202-014

PROPERTY ADDRESS/ CROSS STREETS: Euclid St and E Patrick Lane

DETAILED SUMMARY PROJECT DESCRIPTION

New construccdito of a 1,380 sf single family residence.

PROPERTY OWNER INFORMATION

NAME: Jason J Casas
 ADDRESS: 4345 E Hacienda Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: 702-505-0165 CELL 702-505-0165 EMAIL: jasoncasas13@gmail.com

APPLICANT INFORMATION (must match online record)

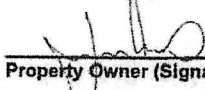
NAME: Jason J Casas
 ADDRESS: 4345 E Hacienda Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702-505-0165 CELL 702-505-0165 EMAIL: jasoncasas13@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jason J Casas
 ADDRESS: 4345 E Hacienda Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702-505-0165 CELL 702-505-0165 EMAIL: jasoncasas13@gmail.com

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

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

 _____ Jason Casas _____ 09/10/2024
 Property Owner (Signature)* Property Owner (Print) Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S) WS-24-0697 ACCEPTED BY DD
 PC MEETING DATE 01/21/2025 DATE 11/26/2024
 BCC MEETING DATE X FEES \$800
 AB/CL LOCATION Paradise DATE X

Jason J. Casas

4345 E. Hacienda Ave.
Las Vegas, NV 89120
Phone: 702-505-065
Email: jasoncasas13@gmail.com

► **Clark County – Comprehensive Planning**

500 S. Grand Central Pkwy, Las Vegas, NV 89155-1744
Phone: 702-455-4314

Re: Justification Letter -

To Whom it May Concern:

This request is for the proposed construction of a 1,380-sf single family residence on the property at AP #162-36-202-014.

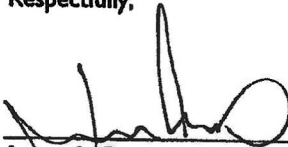
Due to the width of the parcel, I am requesting a waiver for setbacks per 30.02.04 to allow for a 5 ft primary side yard setback.

I intend to comply with all governing body codes. In addition, the residents will be constructed with a 30-decible noise reduction from the nearby airport. To comply with Title 30, Chapter 30.02 the residence will be constructed with a minimum insulation rating of R-19 in the ceiling area and R-11 in the walls.

The property currently has a zoning classification of Residential Single-Family 20 (RS20). With the County approval of a setback waiver, I will be allowed to construct a unique, high-quality residence. I believe the residence will have no adverse effect for the surrounding area and will add value to the neighboring properties.

I thank you in advance for your time and consideration. Should there be any questions, please feel free to contact me.

Respectfully,



Jason J. Casas
Property Owner
09/24/2024

WS-24-0697

4

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0659-CEBALLOS, IVANA LAGONELL:

USE PERMIT to allow a home occupation.

WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-26-810-055

WAIVER OF DEVELOPMENT STANDARDS:

Increase the hardscape area within the front and side yards to 88% where 60% is the maximum allowed per Section 30.04.01D.3 (a 47% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5603 S. Eastern Avenue
- Site Acreage: 0.16
- Project Type: Home occupation
- Number of Stories: 2
- Square Feet: 318 (office)/2,108 (entire building)

Site Plans & Request

The plans depict an existing single-family residence with access granted via Eastern Avenue. The residential site previously included front and rear yard landscaping that was partially converted to hardscape sometime between 2020 and 2022. Portions of the existing landscaping were retained at the front of the house in the courtyard area, and along the rear property line. There is an existing attached sidewalk along Eastern Avenue.

The request indicates that up to 4 nonresident employees will provide healthcare insurance services on site, and clients will go to this residence office to obtain healthcare insurance services.

Landscaping

No landscaping is proposed with this request.

Elevations

The photos depict an existing single-family residence that is 20 feet in height. There is a grey stucco exterior with an existing attached patio cover on the rear of the building. There are windows and a French door that face the rear of the parcel. The front of the building depicts 2 entry ways, 1 for the residential area, and 1 for the office conversion.

Floor Plans

The plans depict an existing 2 story single-family residence. There are 5 bedrooms and 2 bathrooms on the second floor. Additionally, the first floor has an existing dining room, living room, kitchen, bathroom, and bedroom. There is an office space on the first floor that used to be the garage. The garage has been converted to an office area where the employees will conduct their business.

Applicant's Justification

The applicant states that they are requesting a use permit to allow four employees in addition to customers on site for their home-based business. The business involves providing health insurance information to customers in need. A portion of the home is being rented to tenants, while the remaining portion, the former garage, will be used as an office space. Additionally, the applicant is requesting to allow an increased amount of hardscaping for the existing pavement and hardscape pavers on the parcel. The applicant indicates that there will be no business conducted outdoor and there will be no receipt of products or materials outside of normally delivery for the primary residential use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0011-12	Overhead communication line	Approved by PC	March 2012
ZC-1821-02	Zone change and waivers of development standards for a conversion from residential to commercial expired	Approved by BCC	February 2003
UC-1367-97	Overhead communication line	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS5.2 (AE-60)	Single-family residential
South & East	Neighborhood Commercial	CP (AE-60)	Office
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-60)	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit & Waiver of Development Standards

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

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

Staff is concerned that the proposed use, allowing up to 4 employees plus customers at the subject site, may produce parking issues in addition to on-site and off-site traffic conflicts. The garage has been converted to an office, which means the tenants need to park their vehicles in the driveway. The site is not designed for the quantity of parking that may be needed for the employees and customers in addition to the existing residential tenants. Access to the site is from a residential 2-car pan driveway, with parking provided in the front and side yards, which was paved by a previous property owner. Aerial and street view evidence indicates that the south side yard is already used for parking. The potential for on-site and off-site vehicles entering or exiting the site, which is designed for vehicles backing onto Eastern Avenue due to insufficient room for vehicle for a safe on-site turnaround or maneuver, may cause a hazard for vehicles and pedestrians. Eastern Avenue is an arterial street with heavy pedestrian and vehicle traffic. Staff believes that the requested use will create an increased demand for on-site parking, which will negatively impact the property's residential character.

The Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces, as well as to maintain an aesthetically pleasing streetscape. The addition of any street facing landscaping would help the property come closer to the intent of Title 30 and the goals of the Master Plan, but the applicant has opted to attempt to waive it almost completely. The heat island effect is still prevalent in hard surfaces and the increase percentage of on-site hardscape is excessive. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

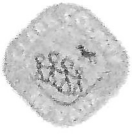
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: SEGUROS LAGONELL

CONTACT: IVANA LAGONELL, HENDERSON, 68 QUIET DESERT LANE,
HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-26-810-055

PROPERTY ADDRESS/ CROSS STREETS: 5603 S EASTON AVE LAS VEGAS NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

I am the proprietor of Seguros Laganell, a health insurance company licensed in 22 states. As such I am looking to utilize the aforementioned property as office space for myself and three other employees. Turning this property's zoning will allow me and my company to service the immediate surrounding community and the greater Las Vegas Valley.

PROPERTY OWNER INFORMATION

NAME: Zvona Laganell Coballos
 ADDRESS: 68 Quist Desert Ln
 CITY: Henderson STATE: NV ZIP CODE: 89079
 TELEPHONE: 702-7016156 CELL: 702-805275 EMAIL: seguros.laganell@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Zvona Laganell Coballos
 ADDRESS: 68 Quist Desert Ln
 CITY: Henderson STATE: NV ZIP CODE: 89079 REF CONTACT ID # _____
 TELEPHONE: 702-7016156 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: _____
 ADDRESS: SAME
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL: _____ EMAIL: _____

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

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

Zvona Laganell
 Property Owner (Signature)*

Zvona Laganell
 Property Owner (Print)

10/03/2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> VWS | <input type="checkbox"/> OTHER |

APPLICATION # (S) UC-24-6659
 FILING DATE 1/21/25
 BILLING DATE _____
 TARIFF LOCATION Paradise

ACCEPTED BY MT
 DATE 12/14/24
 FEES \$1,000

DATE 1/14/25
12/31/24

PLANNERS
COPY

02/01/2021

UC-24-0659

Ivana Lagonell
5603 S Eastern Ave, Las Vegas, NV 89119
segurosagonell@gmail.com
702-980-5215
09/17/2024

Re: Justification for My Role and Activities in the Insurance Business

I am writing to provide an overview of the work I am currently doing within the insurance sector and to justify the comprehensive planning and strategies involved in my business. As a licensed insurance professional with over 27 national licenses and substantial experience in independent markets and federal programs, I take great pride in delivering effective healthcare solutions to underserved communities, particularly in the state of Nevada.

Applying for use permit to allow 4 employees on site, to assist in health care service

Thank you for your consideration.

Sincerely,
Ivana Lagonell
Seguros Lagonell

PLANNER
COPY

UC-24-0659

5

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0688-JHGV TWO, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Maryland Parkway Overlay design standards; 2) eliminate buffering and screening; 3) eliminate residential adjacency standards; 4) allow attached sidewalks; and 5) alternative driveway geometries
DESIGN REVIEW for modifications to the existing commercial site on 0.47 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay.

Generally located on the southeast corner of Maryland Parkway and Elizabeth Avenue within Paradise. JG/rg/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-403-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow parking areas and drive aisles between the street and front of the building façade where not permissible per Section 30.02.26E.
 - b. Allow 20% transparent glass on the ground floor of the building façade facing the street (Elizabeth Avenue) where at least 70% transparent glass is required per Section 30.02.26E (a 71% reduction).
 - c. Allow zero percent transparent glass on the ground floor of the building facade not facing the street (east property line) where at least 35% transparent glass is required per Section 30.02.26E (a 100% reduction).
 - d. Waive enhanced sidewalks requirement where a minimum of 20 feet enhancement is required along Elizabeth Avenue and Maryland Parkway per Sections 30.02.26E and 30.04.05H.
2. Eliminate buffer and screening requirements where a 15 foot wide landscape buffer and 8 foot high decorative screen wall are required per Section 30.04.02C.
3. Eliminate the setback for a trash enclosure to a residential district where a minimum setback of 50 feet is required per Section 30.04.06K.
4.
 - a. Allow an attached sidewalk where a detached sidewalk is required along Maryland Parkway per Section 30.04.08C.
 - b. Allow an attached sidewalk where a detached sidewalk is required along Elizabeth Avenue per Section 30.04.08C.
5.
 - a. Reduce the throat depth on Elizabeth Avenue to 14 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
 - b. Reduce the departure distance for a driveway on Elizabeth Avenue to 6 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 190% reduction).

- c. Reduce the approach distance for a driveway on Maryland Parkway to 58 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 150% reduction).
- d. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 225.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4856 S. Maryland Parkway
- Site Acreage: 0.47
- Project Type: Remodel an existing commercial building
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,655
- Open Space Required/Provided: 500/2,059
- Parking Required/Provided: 26/18
- Sustainability Required/Provided: 7/7

Site Plan

There is an existing building that was originally constructed as a convenience store in 1976. The front of the building faces west towards Maryland Parkway. There are 3 existing driveways, 2 on Elizabeth Avenue and 1 on Maryland Parkway, that provide access to the site. The existing driveways on Elizabeth Avenue are located on the northwest corner and the northeast corner of the building. The parking is located in front of the building. The proposed plan will remove the northeast driveway adjacent to Elizabeth Avenue and will leave the site with 2 access points. In addition, parking spaces will be added along the south property line. The existing attached sidewalks will remain, where current Code requires detached sidewalks, and the Maryland Parkway Overlay requires enhanced sidewalks. A new trash enclosure is being provided on the southeast side of the site and it is subject to residential adjacency requirements. The applicant is requesting a waiver to allow no separation from the trash enclosure to the residential property to the east. The subject site is providing 18 parking spaces where 26 parking spaces is required. In accordance with parking alternatives of Section 30.04.04F, any uses in the Maryland Parkway Overlay may reduce the required parking by up to 25%. Existing utility poles are located along the south side of the property and around the west property line along Maryland Parkway. The required public art is shown in the landscape area along Maryland Parkway, but the applicant has requested to defer the installation of the art display.

Landscaping

Along Maryland Parkway, a 10 foot wide landscape strip is shown behind the proposed 10 foot wide attached sidewalk. East of the sidewalk is a 10 foot wide amenity zone. A 23 foot wide, landscape strip is shown behind the existing attached sidewalk along Elizabeth Avenue. No amenity zone is provided along Elizabeth Avenue. Parking lot landscaping is provided along the

new rows of spaces adjacent to the south property line and in a new landscape planter at the north end of the existing parking spaces.

Elevations

The plans depict a 22 foot high, 1 story building. Entrances are shaded with canopies, not including the utility room and service entries. All windows feature low-emissivity glass. Exterior building materials consist of a stucco system with 3 different colors and stone veneer at the base of the wall. The building has a flat roof with parapet with 2 foot variations. The north elevation will feature less windows than required by the Maryland Parkway Overlay due to the location of the proposed kitchen. The east elevation will contain a stucco material with no windows. An addition is shown on the west side of the building that will bring all building faces even on a north to south plane.

Floor Plans

The building will be 3,655 square feet, which includes a 404 square foot addition on the west side. The plans indicate the building will be divided into 2 lease spaces. Tenant space 1 will be 1,655 square feet and tenant space 2 will be 2,000 square feet. Tenant space 1 depicts a restaurant with kitchen area, cooler, ordering counter, queuing area, seating area, restrooms, and office space. The remaining tenant space will be improved in the future.

Pedestrian Circulation Plan & Art Plan

The art plan indicates 1 general location along Maryland Parkway where the artwork and a bench are proposed. The art plan, however, is requested to be deferred by the applicant to be reviewed in the future.

Wayfinding Signage

The Maryland Parkway Overlay requires wayfinding signage on the approach side of each street intersecting Maryland Parkway. The wayfinding sign is provided on the northwest corner of the site behind the sidewalk.

Applicant's Justification

The proposed restaurant uses are permitted in a CG zoning district. The site is being repurposed from a former convenience store to restaurant use by making renovations to the existing building. The applicant is requesting to defer the required public art installation; however, the wayfinding sign will be provided at the corner of Maryland Parkway and Elizabeth Avenue. Due to the proximity to a fixed transit stop within 1,000 feet of the subject site, the applicant is proposing a parking reduction as allowed by Code.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0764-16	Waivers for reduced parking, landscaping, and non-standard off-site improvement in conjunction with an existing commercial building and design review for modifications to the exterior of the existing building with a proposed drive-thru service - expired	Held by PC	February 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0258-14	Medical cannabis facility (dispensary)	Denied by BCC	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (MPO)	Shopping center
South	Corridor Mixed-Use	CG (MPO)	Restaurant
East	Compact Neighborhood (up to 18 du/ac)	RM32 (MPO)	Multi-family residential
West	Corridor Mixed-Use & Public Use	CG (MPO)	Financial services & restaurant

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a

Within the Maryland Parkway Overlay parking areas and drive aisles are not permissible between the street and front building facades. Staff can support this request to allow parking and drive aisles because the existing parking stalls adjacent to Maryland Parkway will be removed and replaced with open space to meet the requirements of the Maryland Parkway Overlay.

Waiver of Development Standards #1b & #1c

The request for reduced window transparency is because the north elevation contains the kitchen in that part of the building and the existing east elevation contains no windows. Since the north and east sides of building contain a landscape buffer, and an existing perimeter wall screens the east side of the building, staff can support this request.

Waiver of Development Standards #1d

Within the Maryland Parkway Overlay, enhanced sidewalks are required along the street. The Maryland Parkway BRT project will install all the improvements along Maryland Parkway,

including the sidewalk that was previously approved as part of the capital improvement project. There is not sufficient frontage along Elizabeth Avenue to accommodate the installation of enhanced sidewalks. Therefore, staff can support his request.

Waiver of Development Standards #2

Title 30 requires buffering and screening to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater run-off. The subject property supports a non-residential development that is adjacent to a residential district to the east. The existing site improvements that will remain preclude compliance with the buffering standards but where possible, additional landscaping has been provided. Therefore, staff can support this request.

Waiver of Development Standards #3

In accordance with Section 30.04.06K, areas containing outdoor garbage or recycling containers shall not be within 50 feet of an adjacent residential district unless no other feasible option is available, and impacts to adjacent properties are mitigated. Although the proposed trash enclosure will be located against a residential zoned property to the east, the location is adjacent to the parking area of the multi-family development and not near a residential building. Therefore, staff does not object to this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The subject site is being repurposed for a restaurant and a speculative suite, which meets Master Plan Policy WP-3.1, repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse to promote reinvestment in Winchester/Paradise and support sustainability initiatives. The redevelopment of the subject property is compatible with adjacent development. The elevation and design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance. Site circulation will remain the same and not negatively impact adjacent roadways and neighborhood traffic. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4a & #4b

Staff has no objection to the request to allow attached sidewalks on Maryland Parkway and Elizabeth Avenue. The Maryland Parkway BRT Project will install all of the improvements along Maryland Parkway. Furthermore, there is not sufficient frontage along Elizabeth Avenue to accommodate the installation of detached sidewalks.

Waiver of Development Standards #5a & #5b

Staff has no objection to the request to reduce the throat depth and departure distance on Elizabeth Avenue as the applicant will be utilizing the existing building. The current throat depth

and departure distance will not create any conflicts as traffic will enter primarily from Maryland Parkway.

Waiver of Development Standards #5c

Staff has no objection to the request to reduce the approach distance on Maryland Parkway. The driveway is located as far away from the intersection as the site will allow.

Waiver of Development Standards #5d

Staff can support the request to modify the driveways on Maryland Parkway and Elizabeth Avenue provided they are compliant with the Americans with Disabilities Act (ADA).

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Traffic study and compliance;
- 30 days to coordinate with Public Works and the Regional Transportation Commission for the Maryland Parkway BRT project;
- 90 days to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JHGV TWO, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-403-001

PROPERTY ADDRESS/ CROSS STREETS: 4856 Maryland Parkway (Maryland/Elizabeth)

DETAILED SUMMARY PROJECT DESCRIPTION

A proposed restaurant and retail center

PROPERTY OWNER INFORMATION

NAME: JHGV Two, LLC

ADDRESS: 1624 W. 18th Street

CITY: Chicago

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: IL ZIP CODE: 60608

APPLICANT INFORMATION

NAME: JHGV Two, LLC

ADDRESS: 1624 W. 18th Street

CITY: Chicago

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: IL ZIP CODE: 60608 REF CONTACT ID # n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Anthony Celeste


ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnview.com STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164874

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Adam Velarde
Property Owner (Print)

9/10/2024
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) WS-24-0088

PC MEETING DATE 11/21/2025

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

DATE 11/14/2025

ACCEPTED BY JOR

DATE 11/25/2024

FEE \$1,300.00

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LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

November 20, 2024

VIA UPLOAD

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

Re: CAVE Enterprises
Justification Letter – Design Reviews, Waiver of Development Standards, and Waivers
to the Midtown Maryland Parkway District
APN: 162-23-403-001

To Whom It May Concern:

Please be advised our office represents CAVE Enterprises (the “Applicant”) in the above-referenced matter. The Applicant is proposing to develop new restaurants on property located at the southeast corner of Maryland Parkway and Elizabeth Avenue, more particularly described as APN: 162-23-403-001 (the “Site”). The Site is approximately 0.47 acres.

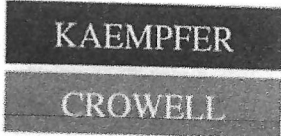
The Site is zoned CG and located within the Midtown Maryland Parkway Overlay. Restaurant uses are permitted in a CG zoned district. The Applicant is repurposing the existing building from an old 7-11 convenience store to restaurant uses by making internal and exterior renovations to the existing building. Along with the design review for the restaurants, the Applicant is requesting waivers of development standards and waivers related to the design standards associated with the Midtown Maryland Parkway Overlay (the “Midtown Overlay”).

Design Review

The Site is accessible from Maryland Parkway and Elizabeth Avenue. Maryland Parkway is part of the BRT project. The existing access point along Maryland Parkway is consistent with the BRT project, and, therefore, the Maryland Parkway driveway will remain at its current location. With respect to the western driveway along Elizabeth, the driveway will be modified as follows: (1) the driveway will be located 6-feet away from the existing streetlight pole; (2) the driveway width will increase to 32-feet; and (3) the driveway will be redesigned as a commercial pan driveway. The square footage of the repurposed building remains the same at 3,866 SF. The Applicant is adding a new parapet to the existing building. The building height will slightly increase from just under 18-feet to just under 22-feet.

The Applicant is modifying and improving both the exterior and interior of the building. The elevation now shows elevated articulation and building materials including new parapets,

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canopies, storefront windows with spandrel windows, and new paint with thin brick and stucco-finishes. The interior building will be modified to allow for two tenant spaces with each space having a separate entrance. The interior redesign of the building will allow for quick, casual restaurant end-users.

The Applicant has redesigned the parking field to provide for more efficient parking and on-site queuing. The parking field is located between the Maryland Parkway ROW and the west elevation of the building. A maximum 30% reduction in parking is allowed if the Site is (1) located along Maryland Parkway within 1,000-feet of a fixed transit stop (see Title 30.04.04(F)(5)(i)) and (2) provides sustainability measures beyond the minimum requirements (see Sustainability Factors below). See Title 30.04.04(F)(1)(ii). Since the Site complies with both requirements, the Site is eligible for a 30% parking reduction. The restaurant uses would typically require 26 parking spaces, however, with the allowed 30% reduction the Site is required to have 18 parking spaces. The Site is providing 18 parking spaces, therefore, complying with the required parking requirements.

The Applicant is requesting to defer the artwork. The artwork will be provide along the Maryland Parkway frontage north of the driveway entrance. The Site is providing the Midtown UNLV wayfinding signage near the Maryland Parkway and Elizabeth Avenue intersection.

Sustainability Factors

The Site design meets the 7-point sustainability requirements by providing the following:

SUSTAINABILITY PROVISIONS - (NON-RESIDENTIAL: 7 POINTS REQUIRED)	POINTS
TREES: 10% MORE THAN REQUIRED BY TITLE (1 PT)	1
WATER-EFFICIENT PLANTING: 95% OR MORE OF PLANTS HAVE LOW OR VERY LOW WATER NEEDS (1 PT)	1
LANDSCAPE BUFFER: EXCEED REQUIRED BUFFER WIDTH BY 10% (1/2 PT) OR EXCEED BUFFER WIDTH BY 20% (1 PT)	
PARKING LOT TREES: MATURE TREE CANOPIES COVER AT LEAST 50% OF PAVED PARKING (1 PT)	
PARKING LOT SOLAR: SOLAR COVERS AT LEAST 50% OF THE PAVED AREA (2 PTS) OR BETWEEN 25% AND 50% (1 PT)	
ELECTRIC BICYCLES: PROVISION OF BICYCLE CHARGING (1/2 PT) PROVIDE SHADING TO BICYCLE CHARGING AREA (1/2 PT)	
MOJAVE NATIVE PLANTS PROTECTION: EQUAL TO OR GREATER THAN 5% OF DEVELOPMENT FOOTPRINT	
MOJAVE NATIVE PLANTS RESTORATION: OF PRE-DEVELOPMENT NATIVE PLANTS EQUAL TO OR GREATER THAN THE AREA DISTURBED (1/2 PT)	
ENERGY CONSERVATION/SOLAR GAINS: PLANTING SOUTH & WEST SIDES OF THE BUILDING (1/2 PT)	
COOL ROOFS: SRI = TO OR <78 FOR LOW SLOPED ROOFS (<2 12) & OR 29 FOR STEEP SLOPED ROOFS (>2 12) (1 PT)	1
BUILDING ORIENTATION: ORIENT ROOFS WITHIN 30° TRUE EAST-WEST & FLAT OR SLOPED TO THE SOUTH (1 PT)	
SHADE STRUCTURES: SHADE/AWNINGS OVER 50% OF SOUTH/WEST WINDOWS & DOORS (1 PT). ADD 1 PT FOR EACH ADDITIONAL 25% SHADE.	3
AMENITY ZONE SHADE STRUCTURES: PROVIDED FOR SIDEWALKS OR BUILDING ADJACENT TO AMENITY ZONE (1/2 PT)	
SHADE WALKWAYS: PROVIDED FOR AT LEAST 60% OF ALL BUILDING FACADES ADJACENT TO OR FACING STREETS, DRIVE AISLES, AND GATHERING AND PARKING AREAS (1 PT) EACH ADDITIONAL 10% PROVIDED (1 PT)	
DAYLIGHTING STRATEGIES: DAYLIGHTING STRATEGIES PROVIDED TO MINIMIZE ARTIFICIAL LIGHTING (1/2 PT)	1/2
MULTIPLE FAMILY VENTILATION: WITH FLOOR TO CEILING HEIGHTS OF 9 FEET ON ALL FLOORS (1/2 PT)	
NONRESIDENTIAL VENTILATION: WITH FLOOR TO CEILING HEIGHTS OF 11 FEET ON ALL FLOORS (1/2 PT)	
LOW-EMISSIVITY GLASS: PROVIDED ON ALL SOUTH & WEST FACING WINDOWS (1/2 PT)	1/2
BUILDING ENTRANCES AND ADA RAMPS: ARE SHADED WITH AWNING OR PORTICO OR OTHER DEVICE (1/2 PT)	
ALTERNATIVE ENERGY: (2 PTS) COVER 70% ROOF AREA IN SOLAR OR ON-SITE SOLAR GENERATES 100% OF PROJECTS ENERGY OR BATTERY BACKUP IS PROVIDED (2 PTS)	
TOTAL NUMBER OF POINTS MET:	7

6

No design review is required for grade, as the Site will not exceed the 36-inch maximum grade increase. Additionally, signage is not part of this application.

Waivers of Development Standards

- **Allow Attached Sidewalks**

Pursuant to Title 30.04.08(C)(5)(ii)(a), all streets are required to have a detached sidewalk. The Applicant is requesting the waiver to allow for the existing attached sidewalk to remain. Additionally, the design of the off-sites matches the approved improvement project for the Maryland Parkway BRT.

- **Reduce Throat Depth for Elizabeth Avenue**

The Applicant is requesting to reduce the throat depth for the Elizabeth Avenue entrance to 14-feet where 25-feet is required. The Site is constrained due to the existing conditions and footprint of the existing building. However, the Maryland Parkway entrance will comply with the required throat depth.

- **Reduce Departure Distance for Elizabeth Avenue Driveway**

The Applicant is requesting to reduce the departure distance from the Elizabeth/Maryland intersection to the Elizabeth Avenue driveway to 6-feet where 190-feet is required. The driveway exist and the Site is needs a secondary ingress/egress point.

- **Reduce Approach Distance for Maryland Parkway Driveway**

The Applicant is requesting to reduce the approach distance from the Maryland Parkway driveway to the Elizabeth/Maryland intersection to 58-feet where 150-feet is required. The driveway exist and the Site is needs two access points.

- **Allow Commercial Pan Driveway**

The Applicant is modifying the driveway on Maryland Parkway and Elizabeth Avenue to a commercial pan driveway standard making the driveway ADA compliant. However, due to the limited area entry area, the Applicant is requesting a commercial pan driveway instead of the standard commercial driveway design.

- **No Parking Lot Landscaping**

The Applicant is complying with the landscaping requirements along the Maryland Parkway corridor. However, due to limited size of the Site, existing location of the building, and the need for parking spaces; the Applicant cannot provide additional parking lot landscaping.

- **Eliminate Buffer and Landscaping Behind the Trash Enclosure**

The Applicant is locating the trash enclosure at the southeast corner of the Site. There is no landscaping or irrigation along the east property line. Additionally, an approximate 5-foot to 6-foot wall exist along the east property line. The Applicant is requesting the exiting wall remain.

- **Trash Enclosure Location**

The trash enclosure will be located in the southeast corner of the Site adjacent to the property line of the existing residential apartments immediately to the east. The Applicant is requesting to reduce the separation between the trash enclosure and the residential property line from 50-feet to 0-zero feet. The reduction is appropriate for the following reasons:

- The trash enclosure is adjacent to an existing drive aisle; not existing apartment units.
- The trash enclosure it placed in the rear of the Site as far from the public right-of-ways as possible.

Midtown Maryland Overlay Waivers

The Site is located within the Midtown Maryland Overlay. As such, the Site is required to meet the Midtown Overlay. Based on Site configuration and existing conditions, unfortunately, the Applicant cannot meet all the Midtown Overlay and, therefore, is requesting the following waivers:

- **Parking Location – Title 30.02.26(E)(3)(iv)(a)(1)**

The Applicant is repurposing the existing building. The existing building is set back from the Maryland Parkway ROW with a parking field in between the building and Maryland Parkway. Because the Applicant is seeking to repurpose the existing building, the location of the building and parking field cannot be changed. Therefore, the wavier is appropriate.

- **Building Transparency – Title 30.02.26(E)(3)(iv)(b)(2) – Elizabeth Avenue Elevation**

The building will provide 70% transparent glass on the Maryland Parkway elevation. Additionally, the windows facing Maryland Parkway and Elizabeth Avenue occupy over 20% of the total area of the façade. However, the window facing Elizabeth Avenue's transparency is 20%. The reason for the reduced transparency along the north elevation is that the kitchen is located in this area.

- **Building Transparency – Title 30.02.26(E)(3)(iv)(b)(3)**

Building facades not facing a street should have 35% transparent glass. As mentioned above, the Applicant is repurposing the building. The east elevation (the non-facing street

elevation) has no window. Therefore, the Applicant is requesting a 0% transparency along the east elevation. In addition to the building's existing conditions, the waiver is appropriate as the east elevation faces an existing concrete wall.

- **Enhanced Sidewalks – Title 30.04.05(H)(3)(i) – Elizabeth Avenue Frontage**

The Site is meeting the enhanced sidewalks/paving requirements along Maryland Parkway. However, the Applicant is requesting to waive this requirement along Elizabeth Avenue. The Site has limited frontage along this area making it difficult to accommodate the enhanced standards.

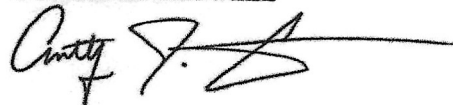
Design Review: Not to Orient Main Entrance towards ROW (30.04.05(G)(3(i))

Similar to the waiver under the Maryland Parkway Overlay, the existing building does face Maryland Parkway, however, the existing parking lot is in between the building and Maryland Parkway.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:

USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone.

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

RELATED INFORMATION:

APN:

162-29-202-009

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5115 Dean Martin Drive
- Site Acreage: 9.39
- Project Type: Office
- Square Feet: 1,900

Site Plan

The plan depicts a 1,900 square foot suite within an existing office/warehouse complex on 9.39 acres. The property has access from Ali Baba Lane to the south and Dean Martin Drive to the east. The complex includes 9 buildings, and the proposed use is located within Building 4, along the west property line. The uses within the property are mostly industrial, however, there are previously approved office uses within portions of the property.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The photos show an existing 1 story building with a mansard roof. No changes are proposed to the exterior of the building.

Floor Plans

The plan shows a 1,900 square foot storage area with a small bathroom and an entry office.

Applicant's Justification

The applicant would like to use the space as an office area for their business. They state that this office use will cause no disturbances to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0540	Use permit for an office	Approved by PC	November 2024
ADR-23-900033	Outcall entertainment referral service	Approved by ZA	February 2023
UC-21-0682	Personal services (barber shop) within an industrial complex on 9.4 acres	Approved by PC	January 2022
ADR-19-900619	Outcall entertainment referral service	Approved by ZA	September 2019
ADR-0917-17	Outcall entertainment referral service	Approved by ZA	September 2017
ADR-0362-15	Outcall entertainment referral service	Approved by ZA	May 2015
UC-0097-13	Minor training facility (baseball instruction) within an industrial complex on 9.4 acres	Approved by PC	May 2013
ET-0264-08	Extension of time to reclassify 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired	Approved by BCC	November 2008
ZC-1202-05	Reclassified 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired	Approved by BCC	October 2005
UC-1932-95	Permit an auction facility and reduce the parking	Approved by PC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	PF	Las Vegas Valley Water District
South	Entertainment Mixed-Use	IL (AE-60)	Warehouse
East	Entertainment Mixed-Use	CR & IL (AE-60)	Motel & warehouse
West	Entertainment Mixed-Use	IL & PF	Warehouse & Las Vegas Valley Water District

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff notes that similar uses have been approved in the recent past, such as UC-24-0450, which allowed an office space in the nearby Building 7. This request is not out of character for the area; therefore, staff can therefore support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIMBERLY KRUCZYNSKI

CONTACT: KIMBERLY KRUCZYNSKI, 9555 SUMMER FURNACE STREET, LAS VEGAS, NV 89118

DRAFT

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0744-OC STANDBY 24, LLC:

USE PERMIT for a school.

DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-101-002; 162-14-101-003; 162-14-213-001 through 162-14-213-003; 162-14-314-001 through 162-14-314-003

LAND USE PLAN:

WINCHESTER/PARADISE CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3634 S. Maryland Parkway
- Site Acreage: 2.0 (project site)/76.04 (overall)
- Project Type: School
- Number of Stories: 3 (garage and mall building)
- Building Height (feet): 40 (garage)/80 (mall building)
- Square Feet: 49,912 (school area only - third floor of mall building)/120,498 (mall building)
- Parking Required/Provided: 2,878/4,767 (overall)

History

This portion of the Boulevard Mall was originally constructed in 1966 and features retail space consisting of a department store with multiple levels, and multiple parking garages throughout the site. The project site is located within the Maryland Parkway Overlay (MPO) District and the site has existing buildings and parking garage and associated pedestrian access.

Site Plan

An overall site plan has been submitted which includes 8 parcels associated with the Boulevard Mall extending from Desert Inn Road on the north to Katie Avenue on the south and located along the east side of Maryland Parkway. This area is 76.04 acres and includes 1,077,929 square

feet of existing retail, office, and theater space, with both existing surface parking and parking structures.

The site plan shows parcel 162-14-213-003 is a previous retail store, the third floor of this building will be converted into a school. A new pedestrian walkway is proposed to connect the parking garage to the building.

The existing mall building that will house the school is setback approximately 300 feet east of the Maryland Parkway, and 940 feet north of Katie Avenue. This building is also 60 feet east of the existing 3 story parking garage. The parking garage is west of the shopping center building adjacent to Maryland Parkway.

The main ground floor building entrance is located on the west side of the existing mall building. A new access is proposed with a pedestrian bridge connecting the top level of the parking garage with the third floor of the existing mall building. The main entrance and proposed third level pedestrian access bridge entrance faces west towards Maryland Parkway, with student drop-off and pick-up proposed at the top level of the parking garage. Two additional entrances are located along the south and north sides of the building. The main floor entrances provide internal access to the school. The facility is surrounded by new parking spaces on west and south sides with accessible parking spaces west and south of the main entrance.

Vehicular access will be from multiple existing driveways from Maryland Parkway, and 1 existing driveway from Katie Avenue. There are 4,767 parking spaces throughout the entire shopping mall, 301 parking spaces are required for the 120,498 square feet of office spaces in the remainder of the building. The school will require 4 parking spaces for accessory office uses and 21 additional spaces for the classroom uses, for a total of 25 additional spaces. Four bicycle parking spaces will be provided on the property. The site plan also depicts that third floor of the parking garage will feature the drop-off and pick-up areas on the north half of the garage. The south half of the third floor of the garage will be a play area. Two shade structures will be within the play area, along the west side of the garage, and 3 additional shade structures will be on the east side. Lastly, a 12 foot high wrought iron fence will be installed around the perimeter of the third floor of the parking garage.

Landscaping

No new landscaping is proposed or required with this development.

Elevations

The exterior finishes and architectural design of the existing mall building will remain as is. The plans depict an existing 3 story mall building, which is primarily 53 feet in height with a parapet height of 80 feet. The main entrance facing west, is shaded with a canopy, and a building overhang. The main entrance features aluminum storefront windows and doors with a pedestrian walkway connection to the parking garage. Exterior building materials consist of a stucco system, and textured concrete walls with earth tone colors and wall reveals.

The west facing elevation of the mall building will feature a new bridge from the third floor of the mall building to the third floor of the parking garage. The elevation plans show that a new 12

foot high wrought iron fence will be installed on the third floor of the garage. The proposed shade structures within the play area have an overall height of 16 feet.

Floor Plans

The plans indicate a 49,912 square foot school with 21 classrooms, science room, kitchen, multi-purpose room, offices, lobby, reception area, and storage areas on the third floor of the existing mall building. The remaining 120,498 square feet of floor area has existing office space used by others. The third floor school is accessed by 5 existing interior staircases located at the north, south, and west sides of the school space. An elevator is located on the west side of the school space with access from the main ground floor entrance on the west side of the building. A proposed pedestrian sky bridge walkway is depicted on the plan connecting the school with the third level of the parking garage. The pedestrian bridge will be approximately 15 feet wide by 60 feet in length. A large centrally located interior stairway was previously used by the department store to access each level and will be walled off with no access to or from the school area. The parking garage plan depicts the third level being converted into a fenced play area with shade structures and student pickup and drop off area immediately adjacent to the new pedestrian sky bridge. An existing second level pedestrian skybridge is not a part of this plan and will not be used by students.

Applicant's Justification

Mall ownership is making significant investments in the property to make this type of use possible. The applicant has had tremendous success with the addition of non-conventional shopping center uses, such as the addition of the UEI College (a vocational school). Non-conventional uses support the remaining retail uses on site. The changes to the upper level of the parking garage will be minor and not alter the view from public streets in any significant way.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0289	Congregate care	Approved by BCC	August 2024
WS-23-0226	Modified driveway standards in conjunction with new commercial development	Approved by BCC	June 2023
ADR-21-900276	Mini-warehouse	Approved by ZA	June 2021
UC-20-0016	Major training facility (vocational)	Approved by BCC	March 2020
WS-19-0219	Roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Exterior building (façade) modified in conjunction with an existing mall	Approved by ZA	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved by ZA	June 2017
UC-0899-16	Recreational facility with waivers to allow roof signs, and a design review for a roof sign and façade modified for an existing building	Approved by BCC	February 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0679-14 (AR-0102-15)	Application review for a recreational facility	Approved by PC	December 2015
ADR-0373-15	Additional building entrance to existing mall building	Approved by ZA	May 2015
UC-0679-14	Recreational facility	Approved by PC	September 2014
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (MPO & AE-60)	Parking lot & undeveloped
South	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG (MPO & AE-60) & RM32	Shopping center & condominium complex
East	Neighborhood Commercial, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Public Use	CP, RS5.2 (Historic Overlay District), & PF	Single-family residential, school, & offices
West	Corridor Mixed-Use	CG & CR (MPO & AE-60)	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed school will meet the Master Plan Policy 5.1.5 for reinvestment in declining or vacant commercial property through adaptive reuse and the introduction of a broader mix of uses. The reuse of this property as a school site will meet the intent of Master Plan Policy 5.4.1 in support of education facilities in Clark County. The mall property is currently underutilized for existing parking, which was magnified by the new Title 30 changes in 2024. The site has existing driveways and access from public streets without significant impacts related to the proposed school use when compared to historic commercial retail mall related traffic. This

location is adequately served by public streets, mass transit bus options, and will not create an undue burden on the surrounding area. Therefore, staff can support the use permit.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed school will be operating within an existing building and using an existing space on an existing parking garage roof. The new third floor sky bridge construction will match the existing design and architecture of the existing buildings and design of the existing 2nd floor pedestrian sky bridge. The addition of a second sky bridge connecting the mall building with the parking garage will create a safe crossing space for students to access the new play area and pick-up and drop-off vehicle access in a controlled area with safety precautions in place. The school will ensure that parents use the parking garage for pick-up and drop-off of students, avoiding conflicts between pedestrians and vehicle traffic at ground level driveways and crossings. Therefore, staff can support the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: QC STANDBY 24, LLC

CONTACT: TIMO KUUSELA, QC STANDBY 24, LLC, 3528 S. MARYLAND PARKWAY,
LAS VEGAS, NV 89169

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700038-KAENRAT, NARIN:

PLAN AMENDMENT to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN).

Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action)

RELATED INFORMATION:

APN:

177-10-201-005

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7525 Amigo Street
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the properties adjacent to the subject site are currently zoned RS20 to the west and south and RS5.2 to the east. The property to the north is zoned PF and is currently developed as an elementary school, and there is a place of worship further to the west of the site. The proposed change to LN would harmonize with the existing single family RS52 development to the east and create an architectural design buffer with the existing RS20 area to the west of the site. The request contributes to the County's sustainability goals promoting efficient land utilization and fostering a more connected integrated urban fabric.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 & RS5.2	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-24-0710	A reclassification of the site from RS20 to RS5.2 zone is a companion item on this agenda
DR-24-0711	A design review for a single-family residential development is a companion item on this agenda
VS-24-0712	A vacation and abandonment of easements is a companion item on this agenda
TM-24-500153	A 12 lot single-family residential tentative map is a companion item on this agenda

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant request a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open spaces, places of assembly, schools, libraries, and other complementary uses.

This site and the abutting parcels to the south and west are planned RN; however, these parcels have not been developing as single family residences. The adjacent parcels to the west and southwest are undeveloped. The parcel to the southwest is under the ownership of an existing place of worship located 360 feet to the west of the site. The place of worship controls other undeveloped parcels in the area, which in conjunction with the existing schools to the north indicate a trend toward public/institutional uses in the area abutting the site. Changing this site to LN would allow for single family residential development at a slightly higher density that is consistent and compatible with the existing development in the area, which would help to satisfy increased housing demands. Approval of this request would comply with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. For these reasons, staff finds the request for the LN land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

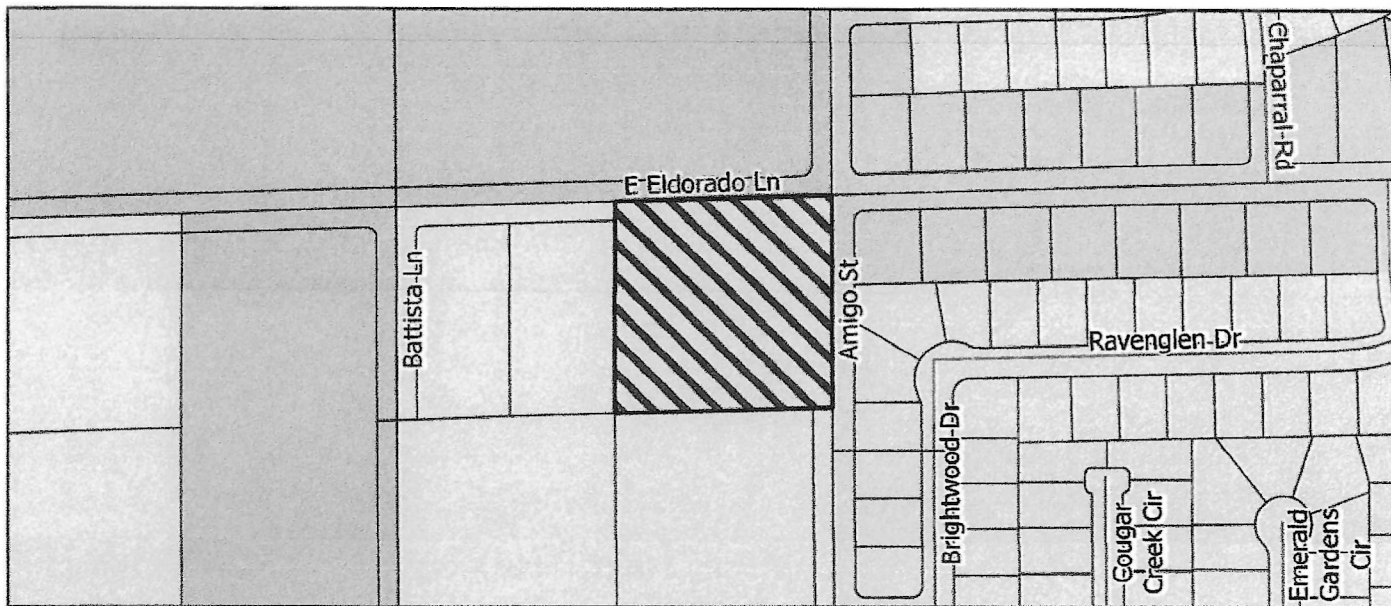
PROTEST:

APPLICANT: KHUONG NGUYEN

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

Planned Land Use Amendment PA-24-700038

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Winchester Paradise
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0710-KAENRAT, NARIN:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action)

RELATED INFORMATION:

APN:

177-10-201-005

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7525 Amigo Street
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the properties adjacent to the subject site are currently zoned RS20 to the west and south and RS5.2 to the east. The property to the north is zoned PF and is currently developed as an elementary school, and there is a place of worship further to the west of the site zoned RS20. This request is consistent with the intent of the RS5.2 zoning district and the Low-Intensity Suburban Neighborhood (LN) planned land use designation and is in compliance with several Goals and Policies within the Master Plan. Approval of RS5.2 zoning at this location will be consistent and compatible with the existing single-family RS5.2 development to the east and will function as a transitional land use between the existing residential development to the west and south and the public schools to the north. The proposed zone change will achieve the following: a) allow uses in harmony with the purposes, goals, objectives, and standards of the Master Plan and Title 30; b) not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites, or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvement, facilities, and services and will not impose an undue burden.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 & RS5.2	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700038	A plan amendment to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN).
DR-24-0711	A design review for a single-family residential development is a companion item on this agenda
VS-24-0712	A vacation and abandonment of easements is a companion item on this agenda
TM-24-500153	A 12 lot single-family residential tentative map is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. This site and the abutting parcels to the south and west are planned RN; however, these parcels have not been developing as single-family residences. The adjacent parcels to the west and southwest are undeveloped. The parcel to the southwest is under the ownership of an existing place of worship, located 360 feet to the west of the site. The place of worship controls other undeveloped parcels in the area, which in conjunction with the existing schools to the north indicate a trend toward public/institutional uses in the area abutting the site. Changing this site to RS5.2 would allow for single-family residential development at a slightly higher density that is consistent and compatible with the existing development in the area, which would help to satisfy increased housing demands. Approval of this request would comply with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the RS5.2 Zone is appropriate for this location.

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0361-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KHUONG NGUYEN
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0712- ACRE-AMIGO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:
 177-10-201-005

PROPOSED LAND USE PLAN:
 WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements along the perimeter of the subject site. Along the southern and western sides of the property, 33 feet of the subject patent easement is proposed to be vacated, while 8 feet is proposed to be vacated along the northern and eastern property lines, adjacent to Eldorado Lane and Amigo Street, except at the spandrel area in the northeast corner of the property. The applicant indicates the proposed vacation and abandonment is necessary for the development of the site and the subject patent easements are no longer needed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2 & RS10	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700038	A plan amendment to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN).
ZC-24-0710	A reclassification of the site from RS20 to RS5.2 is a companion item on this agenda.
DR-24-0711	A design review of single-family residential subdivision is a companion item on this agenda.
TM-24-500153	A 12-lot single-family residential tentative map 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 a patent easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrel(s);
- The installation of detached sidewalks will require the recordation of this vacation and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

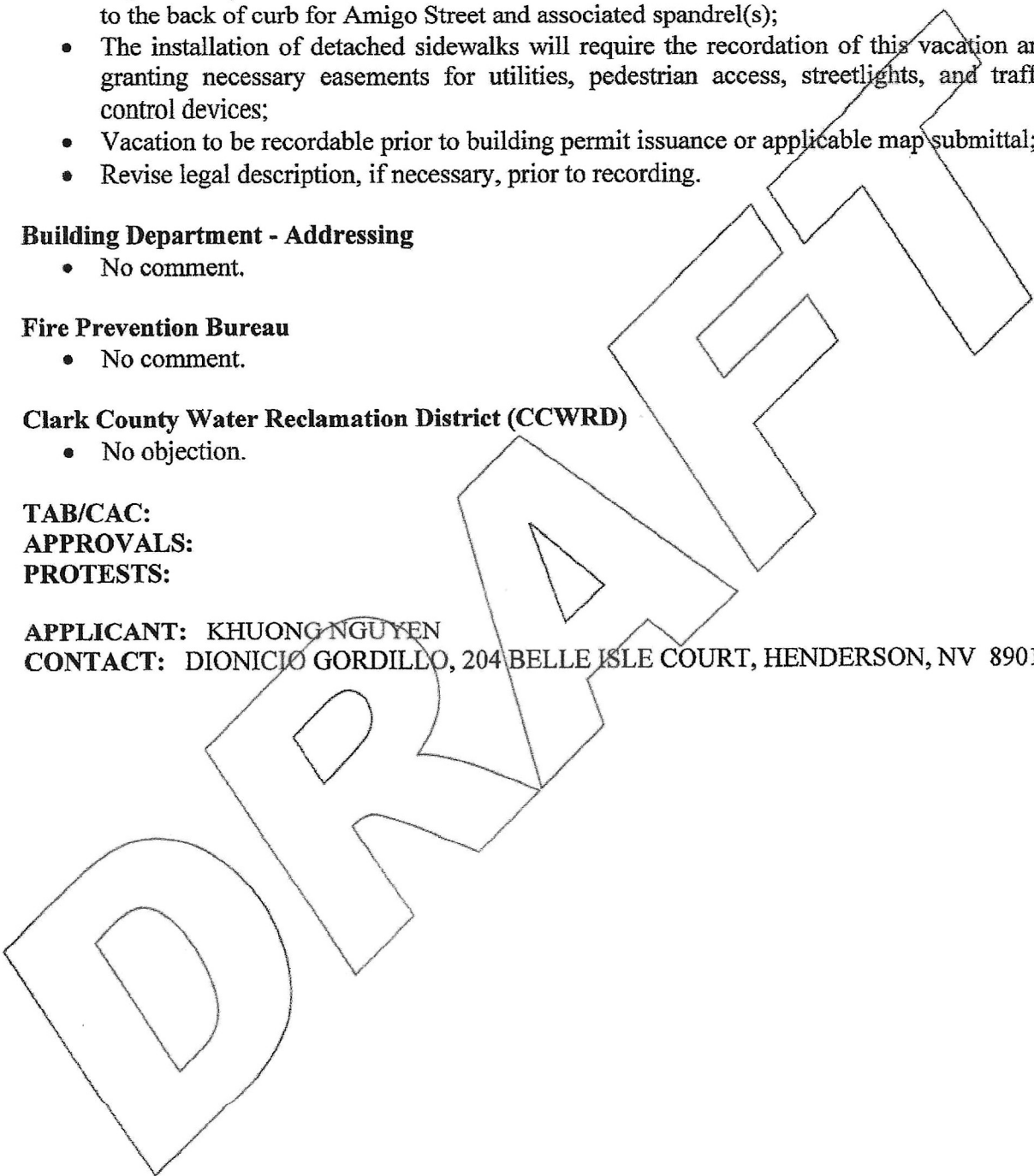
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUONG NGUYEN

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012



02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0711-ACRE-AMIGO,LLC:

DESIGN REVIEW for a single-family residential subdivision on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-10-201-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential subdivision
- Number of Lots: 12
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,511/6,539
- Number of Stories: 2
- Building Height (feet): 30.2 (maximum)
- Square Feet: 1,760 (minimum)/3,550 (maximum)

Site Plan

The plan depicts a 12 lot single-family detached residential subdivision located at the southwest corner of Eldorado Lane and Amigo Street. The plans show the overall site is 2.5 acres with a density of 4.8 dwelling units per acre. The lots range in size from 5,511 square feet up to 6,539 square feet with lots generally measuring 45 feet to 51 feet wide and 101 feet to 154 feet long. The subdivision will have access through a 39 foot wide private street with a 5 foot wide attached sidewalk on the south side of the street. The private street will take access from Amigo Street and will have 6 lots on each side of the street. In addition, the private street will terminate in a cul-de-sac. The plans show that provided driveways will be at least 20 feet long and for Lot 1 and Lot 12 will be set back from Amigo Street by at least 12 feet. Five foot wide detached sidewalks are provided along both Eldorado Lane and Amigo Street. A total of 27 parking spaces

are required with 2 spaces provided in the garage and driveway on each lot and 4 parking spaces provided on the street.

Landscaping

The landscape plan depicts street landscaping along Eldorado Lane and Amigo Street in 15 foot wide landscape areas within proposed common elements. The 15 foot wide landscape areas consist of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Indian Rosewood (*Dalbergia Sisso*) trees, large trees as defined by Title 30, staggered on each side of the sidewalk with a tree every 21 feet to 30 feet on center. Overall, a total of 20 trees are provided along the streets, 10 trees along Eldorado Lane, and 10 trees along Amigo Street, where 17 trees are required.

Elevations

The elevations show 9 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Spanish colonial, Tuscan, or Craftsman style. Out of all models, 6 of the models are 1 story and the other 3 models are 2 stories tall. All homes will range in height from 16.4 feet to 30.2 feet tall, and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 1,760 square feet up to 3,550 square feet including garage, porch, and optional spaces, spread across 1 to 2 stories. Each model has 3 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

Applicant's Justification

The applicant indicates the proposed single-family residential development has a single access point from Amigo Street and consists of 1 story and 2 story homes with lots ranging in size from 5,511 to 6,539 square feet. The applicant also states the proposed homes will range in size from 1,760 to 3,550 square feet. The applicant states the homes are constructed in typical Spanish, Tuscan and Craftsman architectural styles with stucco and concrete tile roofs that are consistent with the immediate area. The applicant points out the proposed single-family residential development is in full compliance with all provisions of Title 30.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2 & RS10	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700038	A plan amendment to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN).
ZC-24-0710	A reclassification of the site from RS20 to RS5.2 is a companion item on this agenda.
VS-24-0712	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500153	A 12 lot single-family residential tentative map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing relatively different architectural styles and house sizes that should keep the streetscape interesting. The house plans also have different ways of accessing the house with some front loaded and others side loaded. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4, and Winchester/Paradise Specific Policy WP-1.5, which all support the development of

compatible and continuous residential developments within in-fill areas of existing neighborhoods. For these reasons, staff can support this design review.

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrel(s);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation

Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0361-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUONG NGUYEN

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT

02/04/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500153-ACRE-AMIGO, LLC:

TENTATIVE MAP consisting of 12 lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-10-201-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential subdivision
- Number of Lots: 12
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,511/6,539

The site plan depicts a 12 lot single-family detached residential subdivision located at the southwest corner of Eldorado Lane and Amigo Street. The plans show the overall site is 2.5 acres with a density of 4.8 dwelling units per acre. The lots range in size from 5,511 square feet up to 6,539 square feet with lots generally measuring 45 feet to 51 feet wide and 101 feet to 154 feet long. The subdivision will have access through a 39 foot wide private street with a 5 foot wide attached sidewalk on the south side of the street. The private street will take access from Amigo Street and will have 6 lots on each side of the street. In addition, the private street will terminate in a cul-de-sac. The plans show that provided driveways will be at least 20 feet long and for Lot 1 and Lot 12 will be set back from Amigo Street by at least 12 feet. Five foot wide detached sidewalks are provided along both Eldorado Lane and Amigo Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Charlotte Hill Elementary School
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2 & RS10	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
PA-24-700038	A plan amendment to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN).
ZC-24-0710	A reclassification of the site from RS20 to RS5.2 is a companion item on this agenda.
DR-24-0711	A design review of single-family residential subdivision is a companion item on this agenda.
VS-24-0712	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in a cul-de-sac, the County's preferred terminating method. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 30 and is able to support this tentative map request.

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrel(s);
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KHUONG NGUYEN

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0737-3400 WESTERN AVENUE, LLC:

VACATE AND ABANDON a portion of right-of-way being Western Avenue located between Desert Inn Road and Highland Drive within Paradise (description on file). TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-503-012

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the easterly 5 feet to 10 feet of Western Avenue. The applicant indicates the vacation of the right-of-way is needed to accommodate proposed detached sidewalks and remove the private improvements within the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0551	Waivers for signage for a cannabis establishment (retail store)	Approved by PC	September 2019
WS-18-0700	Waived parking lot landscaping and design review for a parking lot	Approved by PC	October 2018
AR-18-400088 (UC-0384-17)	First application for review for a cannabis establishment (retail cannabis store)	Approved by BCC	June 2018
DR-0892-17	Proposed building for the expansion to an existing cannabis establishment (retail cannabis store, dispensary, cultivation facility, and production facility)	Approved by BCC	December 2017
ADR-0734-17	Re-designated a medical cannabis production facility to no longer differentiate between medical and retail uses	Approved by ZA	July 2017
WS-19-0551	Waiver for signage in conjunction with an approved cannabis establishment (retail store)	Approved by PC	September 2019
ADR-0733-17	Re-designated a medical cannabis cultivation facility to no longer differentiate between medical and retail uses	Approved by ZA	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0384-17	Retail cannabis store in conjunction with an existing medical cannabis dispensary	Approved by BCC	June 2017
WS-0798-15	Allowed increased wall sign area and painted wall signs	Approved by BCC	January 2016
WS-0670-15	Waived landscaping and non-standard improvements in the right-of-way	Approved by BCC	November 2015
UC-0513-15	Subsequent request for a medical cannabis establishment (dispensary) and a waiver of development standards to reduce parking	Approved by BCC	September 2015
WS-0193-15	Reduced setbacks and increased wall height for a central plant building and associated mechanical equipment for an approved cultivation and production facility	Approved by BCC	May 2015
UC-0332-14	Initial request for a medical cannabis establishment (dispensary)	Denied by BCC	December 2014
UC-0333-14	Medical cannabis establishment (cultivation) and reduced parking	Approved by BCC	June 2014
UC-0331-14	Medical cannabis establishment (production) and reduced parking	Approved by BCC	June 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Industrial development & cannabis related uses
South	Business Employment	IL	Undeveloped right-of-way & industrial development
East & West	Business Employment	IL	Industrial development

Related Applications

Application Number	Request
WS-24-0736	A waiver of development standards to reduce street landscaping, allow attached sidewalks, and allow modified driveway design standards in conjunction with a design review for modifications to an existing cannabis retail store, cannabis cultivation facility, and cannabis production facility 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 right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TACOCAT ARCHITECTURE

CONTACT: TACOCAT ARCHITECTURE, 3370 N. HAYDEN ROAD, #123-555, SCOTTSDALE, AZ 85251

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0736-3400 WESTERN AVENUE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) allow attached sidewalks; and 3) allow modified driveway design standards.

DESIGN REVIEW for site modification in conjunction with an existing cannabis retail store, cannabis cultivation facility, and cannabis production facility on 6.06 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-503-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping along a portion of Western Avenue to a 7 foot wide area, measured from the back of curb, consisting of one, 2 foot wide landscape strip on 1 side of a 5 foot wide sidewalk where a minimum 15 foot wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D.
2.
 - a. Allow an attached sidewalk on Desert Inn Road where a detached sidewalk is required per Section 30.04.08.
 - b. Allow an attached sidewalk on the south portion of Western Avenue where a detached sidewalk is required per Section 30.04.08.
3.
 - a. Reduce the approach distance to the intersection of Western Avenue and Desert Inn Road to 77 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 48.7% reduction).
 - b. Reduce the throat depth for a driveway along Western Avenue to a minimum of 9 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 64% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3400 Western Avenue
- Site Acreage: 6.06

- Project Type: Remodel of exterior and interior of an existing cannabis retail store, cultivation, and production facility
- Number of Stories: 2
- Building Height (feet): 26 to 38
- Square Feet: 108,852
- Parking Required/Provided: 180/209
- Sustainability Required/Provided: 7/5

Request

This application is a request to add a new parking lot on the north side of the existing building, remodel the interior and exterior of the north side of the building, and modify a portion of the street landscaping along Western Avenue.

Site Plans

The plans depict an existing 108,852 square foot building that was previously approved for cannabis (cultivation, production, and dispensary). The building is centrally located on the site and access is from 3 driveways on Western Avenue. The northerly Western Avenue driveway accesses a new parking lot with 30 parking spaces and is located on the north side of the building. The existing central driveway on Western Avenue is exit only and the southerly Western Avenue driveway accesses the existing south parking lot and the one-way drive aisle that exits at the central driveway. Parking along the west property line is being reconfigured to provide additional street landscaping and provide a one-way drive aisle. There are 2 new pedestrian access routes provided from Desert Inn Road and new bicycle parking spaces. The existing enclosed service structures will be removed or relocated and then enclosed by equipment screen walls along the north and west sides of the northerly portion of the building. Existing loading spaces located on the south and west sides of the building will remain, and new fleet parking is located on the south side of the building. The existing trash enclosure will remain at the southwest corner of the building.

Landscaping

The plans depict new street landscaping 16 feet wide in back of the existing attached sidewalk along Desert Inn Road, which consists of trees 20 feet on center with shrubbery and a 3 foot high wall to block the adjacent parking lot vehicle lights. There is a new 19 foot wide street landscaping area along the northerly portion of Western Avenue, north of the new driveway, which consists of trees 20 feet on center with shrubbery and a detached sidewalk. Between the north driveway and the central driveway there is a 13 foot wide landscape area in back of an attached sidewalk that consists of trees and shrubbery. South of the central driveway there is a detached sidewalk with street landscaping along Western Avenue which consists of trees 24 feet on center and shrubbery. The street landscaping ranges in width from 2 feet to 5 feet, with a 5 foot wide sidewalk. Landscaping is located on the street side of the sidewalk. South of the existing southerly driveway there are no proposed changes to the previously approved landscaping. Parking lot landscaping is provided within the new parking lot area on the north side of the building. The center island of the parking area includes a proposed canopy next to the drop-off/pick-up space. The railroad right-of-way to the east on the north side of the site is screened with a 6 foot high decorative block wall.

Elevations

The plans depict an existing building that has an overall height of 38 feet and constructed of concrete with painted accents, light fixtures, and downspouts. The height of the building varies from 26 feet to 38 feet. All existing signage will be removed and replaced in the future. The exterior of the southerly portion of the building will remain along with the existing truck bay/loading docks, trash enclosure, and entry door. The central and northerly portion of the building will include the enclosure of the existing truck bay doors, the southerly 2 doors will be in-filled and painted, and the northerly 3 doors will be in-filled with screened glazing shaded with 12 inch deep frames with decorative metal screens that provide greater than 50 percent shading to the glazing behind. New access stairs and ramp are located at the northwest corner of the building with storefront windows and entry, which includes a new entry feature that has an overall height of 38 feet, and lattice entry cover. Existing and proposed roof mounted equipment will be screened. There are no proposed changes to the south and east sides of the building.

Floor Plans

The plans depict the reconfiguration of the retail cannabis store from the central portion of the building to the northerly end of the building. While there is no change to the building footprint, the interior of the building consists of a foyer, retail space, pack and pack vault, offices, flex space, and storage. The second floor consists of offices and storage areas.

Applicant's Justification

The applicant indicates the proposed project is to relocate the existing retail dispensary to the northern end of the building and provide adjacent adequate parking for visitors. The site improvements will occur over 2 phases with multiple building permits. Sustainability items have been added to the site including using low water use plants, shade canopy trees with 10 percent more trees provided than required by Code and adding shade structures to the entry of the building and to the northerly parking lot. The interior remodel will maintain the same building footprint, but allow for an improved customer experience while also improving the street view of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0551	Waiver for signage for a cannabis establishment (retail store)	Approved by PC	September 2019
WS-18-0700	Waived parking lot landscaping and design review for a parking lot	Approved by PC	October 2018
AR-18-400088 (UC-0384-17)	First application for review for a cannabis establishment (retail cannabis store)	Approved by BCC	June 2018
DR-0892-17	Proposed building for the expansion to an existing cannabis establishment (retail cannabis store, dispensary, cultivation facility, and production facility)	Approved by BCC	December 2017
ADR-0734-17	Re-designated a medical cannabis production facility to no longer differentiate between medical and retail uses	Approved by ZA	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0551	Waives for signage in conjunction with an approved cannabis establishment (retail store)	Approved by PC	September 2019
ADR-0733-17	Re-designated a medical cannabis cultivation facility to no longer differentiate between medical and retail uses	Approved by ZA	July 2017
UC-0384-17	Retail cannabis store in conjunction with an existing medical cannabis dispensary	Approved by BCC	June 2017
WS-0798-15	Allowed increased wall sign area and painted wall signs	Approved by BCC	January 2016
WS-0670-15	Waived landscaping and non-standard improvements in the right-of-way	Approved by BCC	November 2015
UC-0513-15	Subsequent request for a medical cannabis establishment (dispensary) and a waiver of development standards to reduce parking	Approved by BCC	September 2015
WS-0193-15	Reduced setbacks and increased wall height for a central plant building and associated mechanical equipment for an approved cultivation and production facility	Approved by BCC	May 2015
UC-0332-14	Initial request for a medical cannabis establishment (dispensary)	Denied by BCC	December 2014
UC-0333-14	Medical cannabis establishment (cultivation) and reduced parking	Approved by BCC	June 2014
UC-0331-14	Medical cannabis establishment (production) and reduced parking	Approved by BCC	June 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Industrial development & cannabis related uses
South	Business Employment	IL	Undeveloped right-of-way & industrial development
East & West	Business Employment	IL	Industrial development

Related Applications

Application Number	Request
VS-24-0737	A vacation and abandonment of a portion of right-of-way being Western Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the proposed improvements to the site, which include removing the existing improvements out of the right-of-way by vacating a portion of Western Avenue maximizes the available street landscaping within the existing site constraints to provide adequate vehicle access to the site. Moving the existing parking area along the west side of the building to a new northerly parking lot provides additional room to install new street landscaping. For these reasons, staff has no objection to this request. However, since staff is not supporting the design review portion of this request, staff cannot support this waiver of development standards.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed modifications to the site maximize the existing site area and provide improved site access for vehicles and pedestrians, in addition to improving the aesthetics of the building. The exterior building modifications modernizes the look of the building while providing the main entrance to the north end of the building with an entry feature as suggested in Code. However, since staff is not supporting the waivers of development standards for the attached sidewalks, staff cannot support the design review portion of this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Desert Inn Road and Western Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the approach distance and throat depth for the driveway along Western Avenue. Due to the location of the existing building on-site, the applicant made every effort to ensure the driveway is located as far away from the intersection as the site will allow, while removing any parking adjacent to allow vehicles to enter without obstructions.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TACOCAT ARCHITECTURE

**CONTACT: TACOCAT ARCHITECTURE, 3370 N. HAYDEN ROAD, #123-555,
SCOTTSDALE, AZ 85251**

DRAFT