



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 28, 2023

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  
 Katlyn Cunningham-Vice Chair  
 John Williams  
 Kimberly Swartzlander  
 Angelo Carvalho

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

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

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

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

- III. Approval of Minutes for March 14, 2023. (For possible action)
- IV. Approval of the Agenda for March 28, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  1. **DR-23-0071-HFC ACCEPTANCE, LLC:**  
**DESIGN REVIEW** for a vehicle wash on 1.0 acre in an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the south side of Sunset Road, 360 feet east of Spencer Street within Paradise. JG/sd/syp (For possible action) **PC 4/18/23**
  2. **VS-23-0062-WIGWAM RANCH EAST ESTATES HOA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Bruce Street and Treasure Trove Street, and a portion of a right-of-way being Indian Run Falls Lane located between Wigwam Avenue and Ford Avenue within Paradise (description on file). MN/hw/syp (For possible action) **PC 4/18/23**
  3. **VS-23-0086-DECATUR CAPITAL MANAGEMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Russell Road and Oquendo Road within Paradise (description on file). MN/lm/syp (For possible action) **PC 4/18/23**
  4. **WS-23-0085-DECATUR CAPITAL MANAGEMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.  
**DESIGN REVIEW** for a proposed restaurant within a retail center on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. MN/lm/syp (For possible action) **PC 4/18/23**
  5. **AR-23-400017 (UC-20-0087)-5000 BOULDER HWY, LLC:**  
**USE PERMIT FOURTH APPLICATION FOR REVIEW** for an existing vehicle maintenance (automobile) facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.  
**DESIGN REVIEWS** for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/syp (For possible action) **BCC 4/19/23**



6. **UC-23-0090-TRRAC LLC:**  
**USE PERMITS** for the following: 1) minor training facility; and 2) dormitory.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) alternative landscaping; 3) reduced trash enclosure setback; and 4) allow alternative design standards.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise. TS/md/syp (For possible action) **BCC 4/19/23**
7. **WC-23-400020 (ZC-1081-01)-TRRAC, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring an intense landscape buffer per Figure 30.64-12 along the west property line in conjunction with a proposed minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise. TS/md/syp (For possible action) **BCC 4/19/23**

VII. General Business (for possible action)

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

IX. Next Meeting Date: April 11, 2023.

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

March 14, 2023

### MINUTES

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Board Members: Susan Philipp-Chair-**PRESENT**  
Katlyn Cunningham- Vice-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

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

Mark Donohue; Planning, Alvaro Lozano; Community Services Specialist

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

II. Public Comment:  
**None**

III. Approval of February 28, 2023 Minutes

**Moved by: Williams**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

Approval of Agenda for March 14, 2023

**Moved by: Cunningham**  
**Action: Approved as submitted**  
**Vote: 5-0 Unanimous**

IV. Informational Items (For Discussion only)

- a. **Alvaro Lozano announced the upcoming Job Fair to be held March 24, 2023 9:00am-2:00pm Las Vegas Convention Center West Hall 300 Convention Center Dr.**
- b. **Egg-APalooza Easter egg Hunt. April 1, 202 10:00am-12:00pm 4775 McLeod Dr.**

V. Planning & Zoning

1. **UC-23-0059-RUSS-WESTERN PLAZA:**  
**USE PERMIT** for a hookah lounge within an existing retail center on a portion of 1.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 490 feet east of Topaz Street within Paradise. TS/lm/syp (For possible action) **PC 4/4/23**

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

2. **WS-23-0047-HERBST FAMILY LIMITED PARTNERSHIP II:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) increase wall sign area; 3) permit animated signage (video units) where not permitted; 4) increase animated sign area; 5) permit roof signs; 6) increase projecting sign area; and 7) allow a projecting sign to be animated.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved parking garage; and 2) a comprehensive sign plan for a parking garage, supper club, convenience store and gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the west side of Polaris Avenue between Dewey Drive and Russell Road within Paradise. MN/al/syp (For possible action) **PC 4/4/23**

**MOVED BY- Philipp**  
**APPROVE-Waiver of Standards #1, #5, #6, #7- Subject to staff conditions**  
**DENY- Waiver of Standards #2, #3, #4**  
**APPROVE- Design Review #1-Subject to staff conditions**  
**DENY- Design Review #2**  
**VOTE: 4-1 Swartzlander opposed**

3. **UC-23-0057-PARBALL NEWCO LLC:**  
**USE PERMIT** for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).  
**DEVIATIONS** for the following: 1) increase building height; 2) encroachment into airspace; and 3) all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: 1) pedestrian bridge; and 2) modifications to an existing resort hotel (Horseshoe) including back of house area, exterior, and site improvements on a portion of 54.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. JG/md/syp (For possible action) **BCC 4/5/23**

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

4. **UC-23-0058-CASINO ROYALE:**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** reduced parking; and **4)** all other deviations as depicted per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback from a future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEWS** for the following: **1)** an outdoor sales structure/booth; **2)** shade canopies; and **3)** signage in conjunction with an existing resort hotel (Casino Royale) on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,800 feet south of Sands Avenue within Paradise. TS/rk/syp (For possible action) **BCC 4/5/23**

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

5. **ZC-23-0049-COUNTY OF CLARK (PK & COMM SERV):**  
**ZONE CHANGE** to reclassify 8.0 acres from a C-2 (General Commercial) (AE-60 & AE-65) Zone, a C-P (Office and Professional) (AE-60) Zone, and an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone to a P-F (Public Facility) Zone for an existing park. Generally located on the southeast corner of Russell Road and Surrey Street within Paradise (description on file). JG/mc/syp (For possible action) **BCC 4/5/23**

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

- VI. General Business (for possible action)  
**None heard**
- VII. Public Comment  
**None heard**
- VIII. Next Meeting Date  
**The next regular meeting will be March 28, 2023**
- IX. Adjournment  
**The meeting was adjourned at 7:35 p.m.**

VEHICLE WASH  
(TITLE 30)

SUNSET RD/SPENCER ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-23-0071-HFC ACCEPTANCE, LLC:**

**DESIGN REVIEW** for a vehicle wash on 1.0 acre in an M-D (Design Manufacturing) (AE-70) Zone.

Generally located on the south side of Sunset Road, 360 feet east of Spencer Street within Paradise. JG/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-02-510-007

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

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

- Site Address: 1925 E. Sunset Road
- Site Acreage: 1
- Project Type: Vehicle wash
- Building Height (feet): 30
- Square Feet: 4,638
- Parking Required/Provided: 5/6

**Site Plans**

The plans depict a proposed vehicle wash on an existing vacant property at Sunset Road and Spencer Street. The adjacent property to the east is a retail building and to the west is a commercial parcel currently undeveloped. Access is from Sunset Road with the plans depicting drive aisles along the western parcel line to the southern parcel line, which turns east towards the entrance to the vehicle wash and pay stations. The vehicle wash building faces north and south with the service bay doors facing towards Sunset Road and is screened by way of landscaping. Once patrons exit the vehicle wash, they turn to the west to either egress back onto Sunset Road or enter to the area dedicated to vacuum mounted stations. The plans depict a total of 25 vacuum mounted stations for patrons along a drive aisle at 26 feet in width and allows for 2 ingress/egress points on both the southern and northern ends. A trash enclosure is located near

the entrance of the vacuum mounted station area. Parking is shown along Sunset Road property line for 6 parking spaces.

Landscaping

The plans depict landscaping throughout the property and along the perimeters. Landscaping is shown at over 15 feet in width located behind an existing attached sidewalk along Sunset Road, 6 feet along the western parcel line, 10 feet and 3 inches along the southern parcel lines and approximately 12 feet along portions of the eastern parcel line. Landscaping is shown on plans along the rear of the proposed vehicle wash building of the eastern parcel lines of approximately 7 feet in width. Landscaping is shown through the interior of the property, including along the vacuum station area along the western portion that extends south, at the entrance to the property of Sunset Road and are outside of the sight visibility zone. Landscaping is also shown on landscape islands adjacent to the trash enclosure, vacuum station drive aisles, and the ingress/egress portions and in front of the vehicle wash service doors facing Sunset Road. Landscaping consists of 24 inch box trees and 5 gallon shrubs and groundcover.

Elevations

The plans depict a vehicle wash building that is up to 30 feet in height to the top of the parapet wall with cinder block exterior, metal fascia, and sand stucco finish.

Floor Plans

The plans depict a vehicle wash facility with 2 floors. The bottom floor is the main vehicle wash with offices, utility room, and lobby area. The second floor is dedicated per plans for additional offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed building, as depicted on the site plan, will be easily accessed from Sunset Road through a new proposed driveway, as well as ADA compliant pedestrian walkway. Where a total of 5 standard parking spaces are required, 6 standard spaces are being provided including 1 accessible space and 27 vacuum spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances. Adequate landscape would be provided in the form of terminal islands and fingers where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the regional Southern Nevada Regional Planning Coalition plan list. There is 1 proposed trash enclosure. The trash enclosure will have 6 foot high CMU walls to match the building and will be uncovered.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1036-05	Rental car agency	Approved by BCC	August 2005



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, West, & East	Business Employment	M-D & C-2	Warehouse/office & undeveloped
North	Public Use	P-F	Clark County Aviation/airport

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

The proposed design is architecturally compatible to the surrounding commercial and manufacturing businesses to the east and west. The proposed color scheme and exterior finishes enhance the site and the streetscape along Sunset Road. The adjacent uses are either zoned for manufacturing or commercial so the proposed use design will have minimal impacts to the surrounding neighborhood with respects to noise, pollution, and vehicular traffic impacts that are often considered when residential uses are adjacent to such uses. The design incorporates the use of appropriate buffers, setbacks, landscaping, building height, and materials. Therefore, staff can support this request.

##### Department of Aviation

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

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 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

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0084-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** NATHALIA DEVERA  
**CONTACT:** SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY #230,  
HENDERSON, NV 89052

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-23-0671</u> DATE FILED: <u>2/22/23</u> PLANNER ASSIGNED: <u>SWB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/28/23</u> PC MEETING DATE: <u>4/18/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>HFC Acceptance, LCC</u> ADDRESS: <u>4751 Wilshire Blvd suite # 110</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90010</u> TELEPHONE: <u>323-692-7083</u> CELL: <u>424-237-7932</u> E-MAIL: <u>Jbrodsky@NowCom.com</u>
	<b>APPLICANT</b>  NAME: <u>C.J. Cox</u> ADDRESS: <u>11539 Cantina Terlano Place</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>cjcox@quickywash.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Sheldon Colen</u> ADDRESS: <u>2525 W. Horizon Ridge Pkwy 230</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>(702)719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-02-510-007  
 PROPERTY ADDRESS and/or CROSS STREETS: 1925 E Sunset Rd  
 PROJECT DESCRIPTION: New Quicky Car Wash

(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.

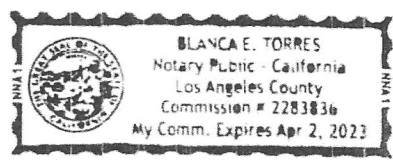
[Signature]      RON AZAD  
 Property Owner (Signature)\*      Property Owner (Print)      RON AZAD, EXECUTIVE VICE PRESIDENT AND AUTHORIZED REPRESENTATIVE

STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON JULY 7, 2022 (DATE)

By BLANCA E TORRES

NOTARY PUBLIC: [Signature]



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



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Gary L. Carlson, Architect (License No. 1859)  
Sheldon Colen, Architect (License No. 7701)

January 23, 2023

Clark County  
Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89155

DR-23-0071

**RE: Justification Letter for a proposed Quicky Car Wash at 1925 E Sunset Road. (SCA #22160)**

Please accept this letter as justification for a Special Use Permit and Conditional Use Permit for the proposed construction of a new Quicky Car Wash located along E Sunset Rd. (APN: 177-02-510-007) currently zoned as Designed Manufacturing (M-D). Through this design review on behalf of our client, we respectfully ask for your approval of the following waivers of development standards:

- 1) Request Waiver of Development Standard for Vehicle Wash Special Use in M-D #2 to allow for a service bay door to face the street. To help mitigate this request, the service bay door is set back way from the street and will be screened by the proposed trees/landscaping along E. Sunset Rd.

The proposed building, as depicted on the site plan, will be a 4,368 sq ft Full-Service Car Wash, standing 29'-6" high. The site could be easily access from E. Sunset through a new proposed driveway, as well as ADA compliant pedestrian walkway.

Where a total of 5 standard parking spaces are required, 6 standard spaces are being provided including 1 accessible space and 27 vacuum spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances.

Adequate landscape would be provided in the form of terminal islands and fingers where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plan list. There is one proposed trash enclosure. The trash enclosure will have 6-foot-high CMU walls to match the building and will be uncovered.

We feel that this proposed building will create new employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen  
SCA Design

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

WIGWAM AVE/INDIAN RUN FALLS LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0062-WIGWAM RANCH EAST ESTATES HOA:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Bruce Street and Treasure Trove Street, and a portion of a right-of-way being Indian Run Falls Lane located between Wigwam Avenue and Ford Avenue within Paradise (description on file). MN/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-14-713-003; 177-14-713-004; 177-14-713-044 through 177-14-713-046; 177-14-713-049; 177-14-713-050; 177-14-713-053; 177-14-713-070 through 177-14-713-074; 177-14-713-080; 177-14-714-003; 177-14-714-009 through 177-14-714-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

This request is to vacate a portion of right-of-way described as Indian Run Falls Lane and 3 pedestrian access easements located along Indian Run Falls Lane. The portion of Indian Run Falls Lane that is proposed to be vacated is depicted on the site plan as an approximately 610 foot long stretch of Indian Run Falls Lane, beginning approximately 20 feet south of the intersection with Wigwam Avenue and continuing south to the bulb of the street. A 20 foot extension on the eastern spandrel of Indian Run Falls Lane is also proposed to be vacated with the Indian Run Falls Lane right-of-way.

The other portion of this application is the proposed vacation of 3 pedestrian access easements located along Indian Run Falls Lane. The first 2 pedestrian access easements are located to the east and west of Indian Run Falls Lane along the spandrel area with Zicker Avenue. These easements measure approximately 47 feet wide on the short side and 77 feet on the long side and extend approximately 15 feet along Zicker Avenue from the edge of Indian Run Falls Lane. The third pedestrian access easement is located to the east of Indian Run Falls Lane along the spandrel area with a stub street in the Low Creek Court alignment. This easement measures approximately 38 feet on the short side and 68 feet on the long side and extends approximately 15 feet along the stub street from the edge of Indian Run Falls Lane.



The applicant states that this vacation is needed in order for the homeowner's association to place a gate at the entrance of the community. The homeowner's association would take control of maintenance of the vacated right-of-way. This vacation would make all streets within the development and behind the future gate to be private. The applicant states that with the vacation of Indian Run Falls Lane and the street becoming private, the public pedestrian access easements would no longer be necessary and would need to be vacated to allow the placement of the gate.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1582-05	Vacated and abandoned a portion of Wigwam Avenue for sidewalks and patent easements along Burnham Avenue	Approved by PC	November 2005
VS-1053-05	Vacated and abandoned patent easements and portions of Burnham Avenue and Cougar Avenue for a single family residential subdivision	Approved by PC	September 2005
VS-1052-05	Vacated and abandoned patent easements along Burnham Avenue and on the east and south sides of a proposed single family residential subdivision	Approved by PC	September 2005
NZC-1863-03 (WC-0130-05)	Waived conditions of a zone change for minimum lot size, right-of-way dedication, and off-sites	Approved by BCC	August 2005
WS-0074-05	Waived off-site improvements in conjunction with an approved planned unit development	Approved by PC	February 2005
TM-0033-05	75 lot single family residential subdivision with common landscape elements	Approved by PC	February 2005
VS-1565-04	Vacated and abandoned a portion of Wigwam Avenue and Ford Avenue to accommodate meandering sidewalks - expired	Approved by PC	October 2004
NZC-1863-03	Reclassified the site from R-E to R-2 zoning for a single family residential planned unit development	Approved by BCC	May 2004
VS-1522-02	Vacated and abandoned a portion of Burnham Avenue and a 30 foot easement between Wigwam Avenue and Cougar Avenue	Approved by PC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-D & R-1	Single family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential (planned unit development)

**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 pedestrian easements and right-of-way that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Private access easements shall be granted to all property owners affected by this vacation;
- Grant private drainage easements over the vacated areas;
- Coordinate with Traffic Management to return any County assets to Public Works;
- If the applicant chooses to purchase the streetlights, coordinate with Public Works - Traffic Management for the purchase and the transfer of electric service;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

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

- The CCWRD has existing or proposed assets within the area proposed to be vacated per VS-23-0062; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are

reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

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

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

DRAFT

EASEMENTS  
(TITLE 30)

DECATUR BLVD/RUSSELL RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0086-DECATUR CAPITAL MANAGEMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Russell Road and Oquendo Road within Paradise (description on file). MN/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

162-31-110-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plan depicts vacating 33 foot wide patent easements. The easements are centrally located in the northeast portion of the site. The applicant indicates that the easements are no longer needed for future development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-22-900610	Addition to tavern	Approved by ZA	September 2022
NZC-18-0449	Reclassified 1.1 acres to C-2 zoning for a convenience store, gasoline station, and vehicle wash	Approved by BCC	October 2019
ZC-1315-07	Reclassified 1 acre to C-2 zoning with a special use permit for an automobile repair facility with a waiver to reduce landscaping - expired	Approved by BCC	December 2007
ADR-0370-04	Communication tower	Approved by ZA	April 2004
VS-0626-00	Vacated patent easements	Approved by BCC	June 2000

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0283-97	Reclassified the west portion of the site to C-2 zoning for a restaurant/lounge (tavern) and convenience store with gas pumps with a variance to reduce setbacks	Approved by BCC	April 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Convenience store & outside storage
South	Business Employment & Public Use	M-D & P-F	Undeveloped office/warehouse &
East	Business Employment	M-1	Office/warehouse
West	Corridor Mixed-Use & Business Employment	C-2	Undeveloped & retail

**Related Applications**

Application Number	Request
WS-23-0085	A waiver of development standards to reduce throat depth in conjunction with a restaurant is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ATWELL, LLC

**CONTACT:** CATHERINE ATCHLEY, ATWELL, LLC, 9001 AIRPORT FREEWAY, SUITE 660, NORTH RICHLAND HILLS, TX 76180

DRAFT





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0086</u>	DATE FILED: <u>2/22/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>LM</u>	TAB/CAC DATE: <u>3/28/23</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>4/18/23</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Decatur Capital Management LLC</u> ADDRESS: <u>3755 Breakthrough Way, Ste 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 304-8383</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
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<b>APPLICANT</b>	NAME: <u>Atwell, LLC</u> ADDRESS: <u>9001 Airport Freeway, Ste 660</u> CITY: <u>North Richland Hills</u> STATE: <u>TX</u> ZIP: <u>76180</u> TELEPHONE: <u>(972) 638-8860</u> CELL: <u>(972) 207-8077</u> E-MAIL: <u>tbousquet@atwell-group.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Atwell, LLC</u> ADDRESS: <u>9001 Airport Freeway, Ste 660</u> CITY: <u>North Richland Hills</u> STATE: <u>TX</u> ZIP: <u>76180</u> TELEPHONE: <u>(512) 584-8690</u> CELL: <u>(972) 816-7627</u> E-MAIL: <u>catchley@atwell-group.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 162-311-10-001

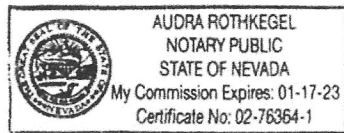
PROPERTY ADDRESS and/or CROSS STREETS: 4885 W Russell Road, Town of Paradise, NV

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.

Joseph A. Kennedy  
Property Owner (Signature)\*

Joseph A. Kennedy  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON December 5, 2022 (DATE)  
By Joseph A. Kennedy  
NOTARY PUBLIC: Audra Rothkegel



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



December 7, 2022

Clark County Comprehensive Planning  
500 S Grand Central Parkway, Box 551741  
Las Vegas, NV 89155-1741  
(702) 455-4314

PLANNER  
COPY  
VS-23-0086

**Subject: Site Design Review • APN 162-31-110-001 • Salad & Go  
S Decatur Boulevard & W Russell Road • Town of Paradise**

Dear Staff,

On behalf of And Go Concepts, LLC, we are requesting a Site Design Review for a Restaurant with Drive-Thru in the parcel number listed above. The project is proposing on-site parking to serve the 783 square foot building footprint. The project is located Southeast of the intersection of S Decatur Boulevard and W Russell Road.

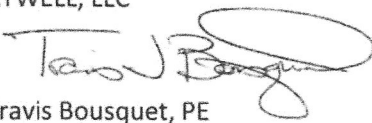
The project is a part of a larger development area noted as Decatur/Russell. It is the desire of ownership to build a restaurant with a drive-thru at this location, being *Salad and Go*. The current property is zoned General Commercial (C-2) with AE-60 overlay. The proposed fast-food restaurant is a permitted use in both the base and overlay zones. The project will be consistent with the existing development with regards to esthetics and landscaping.

We will be requesting a Waiver of Design Standards for Access Drive Throat Length as the existing drive does not conform with current code requirements per USD 222.1. Per the referenced standard detail the minimum throat depth is 25'. The existing driveway has a throat depth of 12.8' on the South side (entrance) and 15.6' on the North side (exit). Our request is to allow the existing driveway to remain as constructed.

We are requesting a Vacation for an existing Patent Easement through the property that is no longer needed for future development in Clark County.

If you have any questions or concerns, please contact this office at your earliest convenience.  
Thank you for your consideration.

Sincerely,  
ATWELL, LLC

  
Travis Bousquet, PE  
DFW Market Leader

RESTAURANT  
(TITLE 30)

DECATUR BLVD/RUSSELL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0085-DECATUR CAPITAL MANAGEMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.  
**DESIGN REVIEW** for a proposed restaurant within a retail center on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. MN/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-31-110-001

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce driveway throat depth to 12.8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).

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

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

- Site Address: 4885 Russell Road
- Site Acreage: 2.5
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 783
- Parking Required/Provided: 8/16

Site Plan

The plan shows a flag shaped lot with an existing convenience store and gasoline pumps on the northern portion of the site, and an existing tavern on the southwestern portion of the site (the "pole" of the flag). The 783 square foot drive-thru restaurant (Salad and Go) is centrally located within the northern portion of the site between the convenience store and the tavern. Access to the site is from an existing driveway on Decatur Boulevard with secondary existing access on

Russell Road. The double entry drive-thru lane begins approximately 110 feet to the east of the building, circling to the south and west around a landscaped area, and then to the north to the pick-up window. Parking areas are located on the northern portion of the landscaped area between the building and the drive-thru lane, and farther to the east, beyond the drive-thru lane. Pedestrian access is provided from the parking areas to the building if there are walk up orders. The trash enclosure is located along the east property line

Landscaping

There are no changes to existing street landscaping, and parking lot landscaping is equally distributed adjacent to the parking stalls and along the east property line. The drive-thru lanes circle around a proposed landscape area to the east of the building.

Elevations

The plans depict a proposed commercial restaurant building with a drive-thru at 21 feet in height with a metal awning, metal frame, stucco finish, and storefront glazed windows. The colors proposed include orange and green and architectural enhancements with the rest of the building being white and gray colors.

Floor Plans

The plans depict a 783 square foot restaurant with kitchen, employee restroom, and utility rooms. There is no interior dining area and no outside dining seating area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed restaurant is permitted in the zoning district and is consistent with existing developments in the area. The reduced driveway throat depth is requested to allow the existing driveway to remain as constructed.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-22-900610	Addition to tavern	Approved by ZA	September 2022
NZC-18-0449	Reclassified 1.1 acres to C-2 zoning for a convenience store, gasoline station, and vehicle wash	Approved by BCC	October 2019
TM-18-500007	1 lot commercial subdivision	Approved by BCC	October 2019
ZC-1315-07	Reclassified 1 acre to C-2 zoning with a special use permit for an automobile repair facility with a waiver to reduce landscaping - expired	Approved by BCC	December 2007
ADR-0370-04	Communication tower	Approved by ZA	April 2004

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0626-00	Vacated patent easements	Approved by BCC	June 2000
ZC-0283-97	Reclassified the western portion of the site to C-2 zoning for a restaurant/lounge (tavern) and convenience store with gas pumps with a variance to reduce setbacks	Approved by BCC	April 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Convenience store & outside storage
South	Business Employment & Public Use	M-D & P-F	Undeveloped & Office/warehouse
East	Business Employment	M-1	Office/warehouse
West	Corridor Mixed-use & Business Employment	C-2	Undeveloped & retail

**Related Applications**

Application Number	Request
VS-23-0086	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 meets the goals and purposes of Title 30.

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Design Review

Staff finds the proposed design to complement the previously approved tavern and convenience store buildings on the site. The design of the drive-thru lanes does not conflict with the circulation of the site. The proposed changes will be compatible to the surrounding area; therefore, staff can support this request.

## **Public Works - Development Review**

### Waiver of Development Standards

Staff has no objection to the reduction in throat depth for the existing driveway on Decatur Boulevard. The applicant has worked with staff to design the site to help mitigate the conflicts caused by the reduced throat depth.

## **Department of Aviation**

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

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

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

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County



Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0432-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ATWELL, LLC

**CONTACT:** CATHERINE ATCHLEY, ATWELL, LLC, 9001 AIRPORT FREEWAY, SUITE 660, NORTH RICHLAND HILLS, TX 76180



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0085</u> DATE FILED: <u>2/22/23</u> PLANNER ASSIGNED: <u>LM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/28/23</u> PC MEETING DATE: <u>4/18/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>DECATUR CAPITAL MAGANEMENT LLC</u> ADDRESS: <u>3755 BREAKTHROUGH WAY STE 250</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-304-8383</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>
	<b>APPLICANT</b>  NAME: <u>ATWELL, LLC</u> ADDRESS: <u>9001 AIRPORT FREEWAY, STE 660</u> CITY: <u>NORTH RICHLAND HILLS</u> STATE: <u>TX</u> ZIP: <u>76180</u> TELEPHONE: <u>972-638-8860</u> CELL: <u>972-207-8077</u> E-MAIL: <u>tbousquet@atwell-group.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>ATWELL, LLC</u> ADDRESS: <u>9001 AIRPORT FREEWAY, STE 660</u> CITY: <u>NORTH RICHLAND HILLS</u> STATE: <u>TX</u> ZIP: <u>76180</u> TELEPHONE: <u>972-816-7627</u> CELL: <u>972-207-8077</u> E-MAIL: <u>catchley@atwell-group.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-110-001

PROPERTY ADDRESS and/or CROSS STREETS: 4885 W RUSSELL RD, TOWN OF PARADISE, NV

PROJECT DESCRIPTION: AN EATING ESTABLISHMENT WITH A DRIVE-THROUGH SALAD CHAIN

(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.

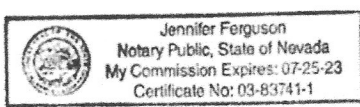
Joseph A. Kennedy  
 Property Owner (Signature)\*

Decatur Capital Management, LLC  
Joseph A. Kennedy, Manager  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 10, 2022 (DATE)  
 By Joseph A. Kennedy

NOTARY PUBLIC: Jennifer Ferguson



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

4



December 7, 2022

Clark County Comprehensive Planning  
500 S Grand Central Parkway, Box 551741  
Las Vegas, NV 89155-1741  
(702) 455-4314

PLANNER  
COPY  
WS-23-008S

**Subject: Site Design Review • APN 162-31-110-001 • Salad & Go  
S Decatur Boulevard & W Russell Road • Town of Paradise**

Dear Staff,

On behalf of And Go Concepts, LLC, we are requesting a Site Design Review for a Restaurant with Drive-Thru in the parcel number listed above. The project is proposing on-site parking to serve the 783 square foot building footprint. The project is located Southeast of the intersection of S Decatur Boulevard and W Russell Road.

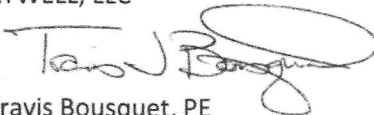
The project is a part of a larger development area noted as Decatur/Russell. It is the desire of ownership to build a restaurant with a drive-thru at this location, being *Salad and Go*. The current property is zoned General Commercial (C-2) with AE-60 overlay. The proposed fast-food restaurant is a permitted use in both the base and overlay zones. The project will be consistent with the existing development with regards to esthetics and landscaping.

We will be requesting a Waiver of Design Standards for Access Drive Throat Length as the existing drive does not conform with current code requirements per USD 222.1. Per the referenced standard detail the minimum throat depth is 25'. The existing driveway has a throat depth of 12.8' on the South side (entrance) and 15.6' on the North side (exit). Our request is to allow the existing driveway to remain as constructed.

We are requesting a Vacation for an existing Patent Easement through the property that is no longer needed for future development in Clark County.

If you have any questions or concerns, please contact this office at your earliest convenience.  
Thank you for your consideration.

Sincerely,  
ATWELL, LLC

  
Travis Bousquet, PE  
DFW Market Leader

VEHICLE MAINTENANCE  
(TITLE 30)

BOULDER HWY/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-23-400017 (UC-20-0087)-5000 BOULDER HWY, LLC:**

**USE PERMIT FOURTH APPLICATION FOR REVIEW** for an existing vehicle maintenance (automobile) facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.

**DESIGN REVIEWS** for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
161-20-502-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation from an existing vehicle maintenance (automobile) facility to a residential use to 60 feet where a minimum of 200 feet is required per Table 30.44-1 (a 70% reduction).
2. Allow non-decorative metal siding on a building where decorative features are required per Table 30.56-2.
3. Increase the height of an existing non-decorative fence (corrugated metal) to 7 feet where 6 feet is the maximum height permitted per Section 30.64.020 (a 16.7% increase).
4. Allow temporary signs (banner) to be permanent where not allowed per Section 30.72.070.

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

**BACKGROUND:**

**Project Description**

- Site Address: 5000 Boulder Highway
- Site Acreage: 0.6
- Project Type: Vehicle maintenance (automobile) facility (window tinting and repairs)
- Number of Stories: 1

- Building Height (feet): 15 (office building)/up to 14.5 (work/maintenance/storage buildings)
- Square Feet: 1,344 (office building)/1,440 (work/maintenance/storage buildings)
- Parking Required/Provided: 21/21

#### History & Request

The Board of County Commissioners (BCC) approved UC-20-0087 in June 2020 for a vehicle maintenance facility with a condition for 6 months to commence and review, in addition to several other conditions. The first application for review, AR-20-400159 (UC-20-0087), was approved by the BCC in February 2021 subject to 6 months to review the use permit and associated applications. The applicant subsequently applied for a second application for review, AR-21-400142 (UC-20-0087), requesting additional time to obtain the necessary building permit for the existing metal buildings. AR-21-400142 (UC-20-0087) was approved by the BCC in October 2021 subject to 6 months to review the use permit and associated applications. AR-22-400076 (UC-20-0087) was approved by the BCC in June 2022 subject to 6 months to review the use permit and associated applications. This request is for a fourth application for review for the previously approved land use applications associated with the subject property. The applicant has maintained their business license for the vehicle maintenance facility and has commenced business operations at the subject property. Evidence has been provided to planning staff in the form of photographs indicating the installation of security cameras and surveillance operations at the subject property. Photographs have also been provided to staff depicting the addition of several new trees within the landscape area along the west property line of the site, adjacent to the existing single family residences. Recent aerial photographs, as of February 2023, reveal continuing outside storage of tires on the subject property. Per the Development Code, outside storage is not permitted within the H-2 zoning district. The applicant has applied for a building permit BD23-09991, for the 3 existing metal structures on the project site. The applicant requests additional time to acquire the necessary building permit for the existing metal buildings utilized for the operation of the facility.

#### Site Plans

The approved plans depict an existing 1 story, 1,344 square foot building located within the front portion of the property which will be used for office purposes. Behind the existing office building, the plans depict 2, side by side metal accessory structures that form 4 outdoor working bays for vehicle maintenance and windshield repair. A third, 576 square foot building that is utilized for window tinting is located 60 feet from the single family residential development to the east. Two enclosed trailers measuring 236 feet and 223 feet in area are located at the southwest corner of the property and are utilized for the storage of tires. A total of 21 parking spaces are provided where 21 parking spaces are required per Code. Parking at the front portion of the property consists of angled parking with one-way traffic circulating clockwise around the existing office building. The remaining parking spaces are located in the rear of the site. An existing 10-foot to 12 foot high non-decorative fence (corrugated metal) is located along the southeast property line of the project site. All elements of the site design exist with no changes proposed with this request.



### Landscaping

Street landscaping along Boulder Highway consists of a 15 foot wide landscape area. Landscaping along the west property line, adjacent to the existing single family residential development, consists of a 10 foot wide landscape area with 2 rows of off-set trees consistent with an intense landscape buffer per Figure 30.64-12. An existing mature tree is located within a planter area at the southeast corner of the site.

### Elevations

The photographs submitted by the applicant show the office building is painted with a white and red horizontal stripe. The 3 metal structures, measuring between 11.5 feet to 14.5 feet in height, are also painted white with a horizontal red stripe to unify the site. In addition, the pictures show the structures are pre-manufactured non-decorative metal siding with a metal roof.

### Floor Plans

The approved plans depict an office building measuring 1,344 square feet. Buildings A and B consist of 738 square feet and 576 square feet, respectively. Building C consists of 576 square feet.

### Signage

The photographs submitted by the applicant depict 3 temporary banner signs affixed at various locations on the property. Two banner signs, measuring 1 feet to 2 feet in height are located along the southeast property line affixed to an existing 10 foot to 12 foot high corrugated metal fence. The banner signs measure 12 square feet and 29 square feet respectively and are visible from Nellis Boulevard. The third banner sign is affixed to the metal building located directly behind the office building. The banner sign measures 4.5 feet in height with an overall area of 62 square feet. Existing wall signage is painted on 3 sides of the office building with red, white, and blue lettering advertising the business. Wall signage is also painted on the side of the metal building which is visible from Boulder Highway. The wall signage is compliant with Code requirements.

### Previous Conditions of Approval

Listed below are the approved conditions for AR-22-400076 (UC-20-0087):

#### Current Planning

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

Listed below are the approved conditions for AR-21-400142 (UC-20-0087):

Current Planning

- 6 months to review;
- Obtain any required permits and inspections for the existing metal buildings, if needed.
- Applicant is advised outside storage/display is not permitted in the H-2 zone; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Building Department - Fire Prevention

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

Listed below are the approved conditions for AR-20-400159 (UC-20-0087):

Current Planning

- 6 months to review;
- Obtain any required permits and inspections for the existing metal buildings, if needed.
- Applicant is advised that outside storage/display is not permitted in the H-2 zone; 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; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

Listed below are the approved conditions for UC-20-0087:

Current Planning

- 6 months to commence and review;
- Obtain any required permits for the existing metal buildings, if needed;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Replace the dead trees within the intense landscape buffer along the west property line with Evergreen trees.
- 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; outside storage/display is not permitted in the H-2 zone; 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 states they have been operating at this location for approximately 8 years and are now the owners of the subject property. Furthermore, the applicant indicates they have been able to employ an average of 7 employees with the business. The applicant continues to work with their engineers to bring the subject property into compliance.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-22-400076 (UC-20-0087)	Third application for review of a vehicle maintenance (automobile) facility	Approved by BCC	August 2022
AR-21-400142 (UC-20-0087)	Second application for review of a vehicle maintenance (automobile) facility	Approved by BCC	October 2021
AR-20-400159 (UC-20-0087)	First application for review of a vehicle maintenance (automobile) facility	Approved by BCC	February 2021
UC-20-0087	Vehicle maintenance (automobile) facility with waivers for reduced separation from a residential use, alternative design standards, increased fence height, allowed temporary signs (banner) to be permanent, and a design review for a vehicle maintenance facility	Approved by BCC	June 2020
AR-17-400164 (UC-0328-16)	First application for review of an existing vehicle maintenance (automobile) facility - expired	Approved by PC	February 2018
UC-0328-16	Vehicle maintenance (automobile) facility with waivers for reduced separation from a residential use, alternative design standards, and a design review for a vehicle maintenance facility - expired	Approved by PC	July 2016
UC-0533-11	Vehicle maintenance (automobile) - expired	Approved by BCC	May 2012
UC-0417-09	Vehicle maintenance (automobile) - expired	Approved by BCC	September 2009

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Undeveloped with existing off-premises sign
South	Corridor Mixed-Use	C-2 & H-2	Commercial retail
East	Entertainment Mixed-Use	H-1	Sam's Town Resort Hotel
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

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

The applicant continues to make progress in meeting the original conditions imposed by the Board of County Commissioners for UC-20-0087. The applicant has applied for a building permit BD23-09991, for the 3 existing metal structures on the project site. The intent of the metal structures is to perform vehicle maintenance activities and provide storage for the excessive amount of tires. Therefore, staff recommends approval of the application subject to 6 months for review to ensure the required building permit and inspections are obtained for the existing metal structures and the outside storage of tires are eliminated from the site.

### **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**

- 6 months to review;
- Obtain any required permits for the existing metal buildings;
- 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; outside storage/display is not permitted in the H-2 zone; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MARIA DEL ROSARIO VERDUZCO AVILA

**CONTACT:** MARIA VERDUZCO, US AUTO GLASS, 5000 BOULDER HWY, LAS VEGAS, NV 89121

**DRAFT**



**USA AUTO GLASS**  
5000 Boulder Hwy  
Las Vegas, Nevada 89121  
702-712-3922  
UsaAutoGlassLV702@Gmail.com

**Justification Letter**

Re: 5000 Boulder Hwy, Las Vegas, Nevada 89121  
Renewal of Special Use Permit Request

To Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89115

PLANNER  
COPY

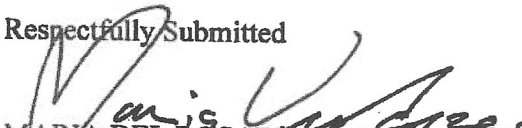
Dear Sir/Madam

We are requesting that the Special Use Permit be granted for our property/business located at 5000 Boulder Hwy, Las Vegas, Nevada 89121. USA AUTO GLASS has been in operation for approximately eight (8) years now and we are now the official owners of the property. We are committed and vested to this business and property and we are doing everything thing we can, physically and financially to insure that the property and business is up to code. We acknowledge that old aerial photographs that are on Google Earth and Google show that there is an abnormally amount of tire storage but that is no longer the case, we have minimized our stock so that it is not a hazardous situation and also that so we have stock to be operational.

We prove a low cost service to the community and we strive to continue to do so. Additionally we are currently employing an average of seven (7) people.

As stated in the past we are continually working with our engineers to maintain the property in compliance with the county and state standards. We have continued to comply with all other tasks requested by the county such as beatification of the property, parking requirements, signage, etc., and we are still working with our engineers for the property development. Based on the information that we have received from our engineers we anticipate that we should have the project completed by July or sooner.

Respectfully Submitted

  
MARIA DEL ROSARIO VERDUZCO AVILA  
Operating Manager/Member  
5000 Boulder Hwy LLC  
USA AUTO GLASS

MINOR TRAINING FACILITY/  
DORMITORY  
(TITLE 30)

TWAIN AVE/PECOS MCLEOD INT

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0090-TRRAC LLC:**

**USE PERMITS** for the following: 1) minor training facility; and 2) dormitory.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) alternative landscaping; 3) reduced trash enclosure setback; and 4) allow alternative design standards.

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone.

Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise. TS/md/syp (For possible action)

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RELATED INFORMATION:

APN:  
162-13-607-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase combined screen wall/retaining wall height up to 14 feet (8 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 55.6% increase).
2.
  - a. Allow alternative landscaping along the west property line where landscaping per Table 30.64-2 and Figure 30.64-11 is required.
  - b. Allow alternative street landscaping where landscaping per Table 30.60-2 and Figure 30.64-17 is required.
3. Reduce the setback for a trash enclosure to 38 feet where a minimum setback of 50 feet is required from a residential development per Section 30.56.120 (a 24% reduction).
4. Allow alternative design standards for a building in the C-P zoning district within 200 feet of a single family residential development where architectural style (materials and colors), including height and bulk, to be consistent with the traditional residential character of surrounding existing residences per Table 30.40-4.

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



## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3110 E. Twain Avenue
- Site Acreage: 1.2
- Number of Units (dormitory): 10
- Project Type: Minor training facility with dormitory
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 12,433
- Parking Required/Provided: 19/20

#### History and Request

The C-P zoning for the subject property was approved via ZC-1081-01 by the Board of County Commissioners in October 2001 for an office building. The office building that was approved with the zone change was never constructed. The applicant is now proposing a minor training facility with a dormitory that will be operated by Family Promise of Las Vegas (FPLV). FPLV will utilize the facility, that will not exceed 29 individuals at any given time, to offer training programs that include personal finance, parenting, nutrition, resume writing, and other life skills. Anticipated hours of operation for the Family Navigation Center are Monday through Sunday from 8:00 a.m. to 5:00 p.m. Night staff will be on-site starting at 5:00 p.m., and bridge apartment families will have access to the residential kitchens and great room until 9:00 p.m. Families in the bridge apartments will have 24 hour access to the residential area. Code states a dormitory use may only be established in conjunction with institutional uses such as schools, places of worship, and training facilities. The single story dormitory features 10 bridge apartments, each measuring 334 square feet in area, in addition to staff and administrative offices, and meeting and training rooms. A condition of ZC-1081-01 requires the applicant to provide an intense landscape buffer per Figure 30.64-12 along the west property line. WC-23-400020 (ZC-1081-01) is a companion item to this development proposal with a request to waive the previously imposed landscape condition.

#### Site Plans

The plans depict a proposed U-shaped, single story building located on a project site consisting of 1.2 acres. The building features the following setbacks: 1) 96 feet from the south property line adjacent to Twain Avenue; 2) 15 feet from the east property line; 3) 52 feet from the west property line adjacent to the existing townhouse development; and 4) 36 feet from the north property line. A trash enclosure is located on the west side of the building with a setback of 38 feet from the west property line, adjacent to the existing residential development. A waiver of development standards is required to reduce the trash enclosure setback from the residential development. The proposed development requires 19 parking spaces where 20 parking spaces are provided. The parking spaces are located along the west and south sides of the building. Access to the site is granted via a proposed driveway along Twain Avenue. Cross access is provided via a north/south vehicle drive aisle to the existing office building north of the project site.



### Landscaping

The plans depict an existing 6 foot wide attached sidewalk with a minimum street landscape area measuring 15 feet in width. Trees, shrubs, and groundcover are located within the street landscape area. A landscape area measuring 5.5 feet in width is provided along the east property line consisting of trees, shrubs, and groundcover. Landscaping is provided along the north property line consisting of shrubs and groundcover located within a 2 tiered keystone planter wall measuring 6 feet in height along the north property line. A 6 foot wide landscape area is provided along the west property line consisting of shrubs and groundcover, in addition to an existing screen wall/retaining wall ranging between 6 feet to 14 feet in height. The west landscape area is located within a Las Vegas Valley Water District easement and requires a waiver of development standards to allow alternative landscaping adjacent to a less intensive use (residential development). A combined screen wall/retaining wall height up to 14 feet (8 foot retaining wall/6 foot screen wall) in height is located along the east property line, requiring a waiver of development standards. A proposed 5 foot wide walking trail is located along the east and north sides of the building. In lieu of providing the required amount of trees within landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 6 trees within the interior of the parking lot where 8 trees are distributed throughout the interior of the site. An outside courtyard with playground equipment is also located between the northeast and northwest wings of the building.

### Elevations

The plans depict a proposed 1 story building with varying rooflines measuring between 15.5 feet to 22 feet in height to the top of the pitched, standing seam metal roof. The building consists of a stucco exterior with aluminum frame windows, and will be painted with neutral, earth tone colors. A waiver of development standards is required to allow an alternative design standard for the proposed building as it does not match the architectural design of the townhomes to the immediate west of the project site. Rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls.

### Floor Plans

The plans depict a single story building measuring 12,433 square feet in area that includes 10 dormitory (bridge apartment) units with kitchens. The floor plans also depict a laundry room, training room, great room, 3 kitchens, restroom facilities, utility rooms, staff and administrative offices, director's room, meeting room, and reception waiting area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states the Family Navigation Center is a facility to provide social services and bridge housing to families in need. All clients are referrals only; there is no off-street clientele. The applicant indicates the minor training facility will offer training programs such as personal finance, good tenancy, and parenting skills. Additional classes being offered will include, but not be limited to, other life skills such as nutrition and resume writing. The primary attendees will be residents at the property and most classes have no more than 15 attendees. The special

use permit request for the dormitory will allow up to 10 families to reside in the dormitory at any given time. Typically, families that FPLV provides with Bridge Unit services will reside in the bridge apartments for 45 days to 90 days. Families served by FPLV that reside off-site but receive social services during the daytime operation hours typically are in the program for 30 days to 90 days. The applicant states the reduced trash enclosure setback consists of a 20 foot setback from the property line and an additional 38 feet from the nearest residential building, creating 58 feet of physical separation. Alternative landscaping is provided along the west property line and along a portion of Twain Avenue consisting of shrubs; trees will conflict with multiple easements located within this area. Alternative parking lot landscaping is also requested since several landscape finger islands would interfere with the various easements located on the subject property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1081-01	Reclassified the project site to C-P zoning for an office building	Approved by BCC	October 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Neighborhood Commercial	C-P	Office buildings
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Townhouses

**Related Applications**

Application Number	Request
WC-23-400020 (ZC-1081-01)	A waiver of conditions for providing an intense landscape buffer per Figure 30.64-12 along the west property line 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**  
**Comprehensive Planning**  
Use Permits

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

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

parking. Staff does not anticipate any adverse impacts from this minor training facility and finds that the use is compatible with the existing development in the surrounding area. Therefore, staff recommends approval.

The proposed use for a dormitory is consistent with the goals and policies of the Master Plan, as listed below, to provide opportunities for diverse housing options meeting the needs of residents of all ages, income levels, and abilities:

- Policy 1.1.1 (Mix of Housing Types) - Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand “middle” housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three and four-plexes, and smaller multiple family complexes.
- Policy 1.1.4 (Supportive Housing) - Encourage housing options that incorporate universal design principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.
- Policy 1.1.5 (Housing for Vulnerable Populations) - Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness.

Therefore, staff can support these requests.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff finds the request to increase the height of the combined screen wall/retaining wall is necessary due to the existing topography of the site. The increase in wall height should have minimal to no impact on the adjacent office development to the east; therefore, staff recommends approval.

#### Waiver of Development Standards #2

Staff finds the request for alternative landscaping adjacent to a less intensive use should have minimal impact on the existing townhomes to the west of the site. Furthermore, the alternative street landscaping along the southwest portion of the site, consisting of shrubs and groundcover, should have no impact on the surrounding properties. The applicant is proposing drought tolerant shrubs in lieu of the required trees, due to multiple easements along the west property line and the southwest portion of the site, adjacent to Twain Avenue. Therefore, staff recommends approval of this request.

### Waiver of Development Standards #3

Staff typically does not support requests to reduce the setback between a trash enclosure and residential development. However, the applicant is proposed a minimum separation distance of 58 feet between the trash enclosure and the residential development to the west. Furthermore, there is an existing screen wall/retaining wall ranging between 6 feet to 14 feet in height located along the west property line that provides an additional buffer; therefore, staff can support this request.

### Waiver of Development Standards #4 and Design Review #2

The minor training facility and dormitory are located adjacent to a collector street, Twain Avenue. The proposed building has been designed to avoid a monotonous linear pattern along the street frontage, thereby reducing the visual mass of the building. The project provides several amenities including open space consisting of a courtyard and playground area. Furthermore, the building includes off-set surface planes, a color palette consisting of neutral, earth tone colors, a decorative standing seam metal roof, and parapet walls along the roofline at various heights. The proposed building is single story in design and is set back a minimum of 52 feet from the west property line adjacent to the existing residential development. Staff finds the request to allow alternative design standards should have minimal to no impact on the surrounding land uses and properties. Therefore, staff can support the waiver of development standards and design review requests.

### Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees within the interior of the site, complies with the Master Plan by encouraging screened parking areas and extensive landscaping. The multiple family development requires a total of 8 trees within the interior of the parking lot. A total of 15 trees, in addition to the required trees along the street frontage, will be distributed throughout the interior of the development. The proposed landscaping will reduce the "heat island" effect, and improve the aesthetics of the project site and the surrounding area. Staff finds that the request to permit alternative parking lot landscaping within the interior of the site is reasonable. The trees will provide additional shade and improve the overall aesthetics of the proposed development; therefore, staff recommends approval.

### **Staff Recommendation** Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 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; 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 the approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance.

**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)**

- 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 #0238-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ANNE JOHNSON

**CONTACT:** ANNE JOHNSON, SPARKFLIGHT STUDIOS, 1489 W WARM SPRINGS RD,  
STE 110, HENDERSON, NV 89104









November 14, 2022, Revised February 8, 2023

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
P.O. Box 551741  
Las Vegas, NV 89155-1741

Re: APN 162-13-607-002  
3110 E Twain Ave  
Las Vegas, Nevada 89121

PLANNER  
COPY

To Whom It May Concern:

**ISSUE**

Our office respectfully submits this Design Review request for 3110 East Twain Avenue, Las Vegas, Nevada 89121. The Family Navigation Center is a facility to provide social services and bridge housing to families in need. All clients are referrals only; there is no off-street clientele. Applicant Family Promise of Las Vegas (FPLV) is a non-profit that has been in operation for over 26 years, is affiliated with the national Family Promise organization, and is developing the project. Their mission is "helping at-risk and homeless families with children in Clark County achieve sustainable housing and independence through a compassionate community-based response." This center will offer social services for referred families, administrative offices, ten (10) bridge apartments, and a common living area. Families pay rent for the bridge apartments at a rate of 30% adjusted gross income.

This project is for a new approximately 12,443 SF facility on about 1.14 acres. The subject parcel is zoned Office and Professional (C-P). This Family Navigation Center shall have primary use of 'Training Facility, Minor' and secondary use of 'Dormitory' for the "ten bridge apartments."

Waivers of Development Standards, Design Review for Alternative Parking Lot Landscaping, and Waiver of Conditions Application are requested. This project will require a Special Use Permit (SUP) for both 'Training Facility, Minor' and 'Dormitory.' No zoning or land use change is requested.

**INFORMATION**

The subject parcel 162-13-607-002 is currently vacant and will contain the Family Navigation Center. Offsite improvements for revisions to curb, gutter, and sidewalk are not being waived. Twenty-one (21) off-street parking spaces, including one accessible van space and one standard handicap space, will be provided. Fire apparatus access is available off Twain Avenue via a fire lane along the building's west side. A second fire lane is oriented east-west along the building frontage. Reference SP001 - PROPOSED SITE PLAN and FP001 - PROPOSED FIRST LEVEL FLOOR PLAN.

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The subject parcel is Office and Professional (C-P). Adjacent parcels are zoned 'Single-Family Residential' [5 Units per Acre] (R-1) to the west and south and Office and Professional (C-P) to the north and east. The development in this 'Office and Professional' (C-P) zoning includes buildings and associated parking requirements. Adjacent zoning includes 'Single-Family Residential' [5 Units per Acre] (R-1) and 'Office and Professional' (C-P).

Anticipated hours of operation for The Family Navigation Center are Monday through Sunday from 8:00 AM to 5:00 PM, night staff will be on-site, starting at 5:00 PM, and bridge apartment families will have access to the residential kitchens and Great Room until 9:00 PM. Families in the bridge apartments will have 24-hour access to the residential area.

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Class size for Family Promise's use of 'Training Facility, Minor' at this facility will not exceed 29 individuals at any given time. Training programs currently offered include Personal Finance, Good Tenancy, and Parenting. Anticipated classes at the new facility include, but are not limited to, other life skills such as Nutrition and Resume Writing. The primary attendees will be residents at the property and most classes are no more than 15 attendees.

Per Table 30.60-1, 7 parking spaces are required for use 'Training Facility, Minor.' Additionally, 12 parking spaces are required for use 'Dormitory;' 2 are handicap accessible. Applicant proposes 21 parking spaces which exceed the minimum requirement of 19 by 2 spaces. Only about 30% of Family Promise's clients own vehicles; most travel via public transportation. Cut-off site lighting will be used on the west and south property lines to reduce the impact on neighboring parcels. Reference SP001 - PROPOSED SITE PLAN.

Landscape buffers shall be installed as required in Section 30.64-30 along the north (5'-6"), east (5'-6"), and south (6'-0") perimeters. The west perimeter is adjacent to zoned 'Single-Family Residential [5 Units per Acre] (R-1),' and therefore Figure 30-64-12 'Intense Buffer' (10'-0" landscape strip) applies. A Waiver of Development Standards is requested to reduce landscape buffer to 6'-0" wide and plant shrubs in lieu of trees. There are multiple identified easements along the west perimeter that conflict with a 10' width and tree requirements,



including Las Vegas Valley Water District, Sewer, and DCDA (backflow prevention). These easements limit the ability to plant as follows:

Easement Type	Planting Limitations	Width from west property line
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DCDA	No trees, no shrubs	> 15' at Twain (hatched)

Supplemental landscaping visible from the public way is provided at entry and side garden areas, to west of building close to the entrance, and enhanced landscaping is provided at the rear setback and courtyard; together, these areas offset the requested waiver of standards for the west and north buffers. In addition, the adjacent parcel has a considerable setback of at least 20', dense landscaping, and open common recreational areas directly adjacent to the property wall. Reference LP001 - PROPOSED LANDSCAPE PLAN.

A Waiver of Development Standards is requested to reduce the separation between the trash enclosure and 'Single-Family Residential' use to the west to 38' where a minimum setback of 50' to residential development is required. The adjacent multi-family development has a consistent 20' setback from the property line and together with the 38' setback this creates 58' feet of physical separation.

For C-P within 200' of single family residential development, architectural style (materials and colors), including height and bulk, are to be consistent with the traditional residential character of surrounding existing residences. The townhomes to the west on Twain Avenue are one-story stucco with vaulted tile roofs; the homes opposite the development are stucco with contemporary vaulted tile roofs. At the next intersection to the west, McLeod Drive, there are two-story contemporary homes, many of which have flat roofs, or no visible roofing from the street. The proposed structure is stucco and at 17' high maximum for walls fronting Twain, is less than a two-story height. The overall maximum height of 22' is at the clerestory window feature and is set back 40' or more from the front of building. The massing of the building front is sized similar to the adjacent homes. Front and side landscape plantings, artistic metal gates and decorative landscape features also contribute to the residential nature of the proposed building. While the proposed flat roofs are consistent with the appearance of several nearby residential properties, and the building at the southwest intersection of Twain and Pecos McLeod, they are not clay tile. For this reason, a Waiver of Development Standards is requested.

Additionally, a channel is required along the north property line to allow for proper drainage flow from the adjacent north parcel. A Waiver of Development Standards is requested to allow for a keystone landscape wall with a single-tiered planter within the landscape buffer. All other plantings in this area shall conform to Figure 30.64-11 'Buffer Adjacent to a Less Intensive Use.' Enhanced landscaping is provided at the rear setback. Reference LP001 - PROPOSED LANDSCAPE PLAN.

The Kitchen area is next to the Great Room; see FP001 - PROPOSED FIRST LEVEL FLOOR PLAN. The three-kitchen layout is designed to facilitate scheduled shifts for individual family rotations while providing controlled access to protect children. All proposed kitchen equipment is residential-type only. Kitchens will not be furnished with a three-compartment sink and will not be licensed for commercial food preparation.

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A Design Review for Alternative Parking Lot Landscaping is requested since a few landscape finger islands are not provided with trees due to various easements' prohibitions. Per standard requirements, six (6) trees would be required in the parking lot landscaping; front landscape is greater than 8'. Three (3) trees and two (2) tree-like shrubs are provided in five (5) finger islands. Alternatively, six (6) interior onsite trees are provided. In addition, three (3) tree-like shrubs are proposed in lieu of trees to the west side of building along the access drive.

A Waiver of Conditions is also required. ZC-1081-01, dated October 12, 2001, imposed a condition of "providing an intense landscape buffer per Figure 30.64-12 along the west property line." As noted previously, due to the multiple identified easements along the west perimeter, this condition cannot be met. A landscape buffer of 6'-0" wide with shrubs in lieu of trees is requested.

## FINDINGS

### Design Reviews & Waiver

The subject parcel is Office and Professional (C-P). Adjacent parcels are zoned 'Single-Family Residential' [5 Units per Acre] (R-1) to the west and south and Office and Professional (C-P) to the north and east. Development of a commercial facility with limited dormitory housing is compatible with adjacent multiple-family dwelling and commercial uses. It is consistent with the Winchester/Paradise Planning Area and the 'Office and Professional' overlay. Provided parking exceeds requirements, is greater than staff and resident needs, and will not negatively impact adjacent roadways or neighborhood traffic. Landscape buffers shall be installed along all perimeters of the site; however, the west buffer is less than the required 10 feet width and may not have trees due to easement restrictions. Supplemental landscaping visible from the public way is provided at entry and side garden areas, and enhanced landscaping is provided at the rear setback; together, these areas offset the requested waiver of standards for the west and north landscape buffers. The reduced trash enclosure setback still provides for more than 50' physical separation to the residential development and is buffered by the residential development's common outdoor spaces. The proposed building appearance from Twain reflects the massing scale and stucco materials of the adjacent residences and the flat roof design is a feature consistent with nearby high-end residences. The channel at north property line is required for site drainage and landscaping is provided at the rear setback.

Parking design includes landscape planting islands with plantings as allowed by multiple easement restrictions; supplemental interior plantings and tree-like shrub plantings offset the requirements.

Client has completed a survey of the property. Per Clark County Regional Flood Control District this parcel is not in a 100-year flood zone and is not affected by a LOMR (FIRM Panel 2580).

### Special Use Permit

Zoning use of 'Training Facility, Minor' is a special use in the Office and Professional (C-P) district; class sizes will not exceed the 29 individual attendees limit. Zoning use of 'Dormitory' is also a special use in the Office and Professional (C-P) district; the use is in conjunction with a non-profit community institution. The facility's



functions meet the use definition of 'Dormitory' as a "[building portion] used and maintained to provide sleeping accommodations" for Family Promise's clientele. These uses meet all applicable conditions per Table 30.44-1 for Special Use Permits (SUP) for 'Training Facility, Minor' and 'Dormitory.'

Please contact me at (702) 553-3323, or [anne@sparkflightstudios.com](mailto:anne@sparkflightstudios.com) if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne M. Johnson". The signature is fluid and cursive, written in a professional style.

Anne Johnson, AIA  
Representative filing on behalf of Applicant

Attachments: SP001, LP001, CS001 and EV001

cc: Building Committee and Terry Lindemann, Executive Director - Family Promise of Las Vegas

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04/19/23 BCC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

TWAIN AVE/PECOS MCLEOD INT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-23-400020 (ZC-1081-01)-TRRAC, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring an intense landscape buffer per Figure 30.64-12 along the west property line in conjunction with a proposed minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone.

Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise. TS/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-13-607-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3110 E. Twain Avenue
- Site Acreage: 1.2
- Number of Units (Dormitory): 10
- Project Type: Minor training facility with dormitory
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 12,433
- Parking Required/Provided: 19/20

History and Request

The C-P zoning for the subject property was approved via ZC-1081-01 by the Board of County Commissioners in October 2001 for an office building. The office building that was approved with the zone change was never constructed. The applicant is now proposing a minor training facility with a dormitory that will be operated by Family Promise of Las Vegas (FPLV). FPLV will utilize the facility that will not exceed 29 individuals at any given time to offer training programs that include personal finance, parenting, nutrition, resume writing, and other life skills. Anticipated hours of operation for the Family Navigation Center are Monday through Sunday from 8:00 a.m. to 5:00 p.m. Night staff will be on-site starting at 5:00 p.m., and bridge



apartment families will have access to the residential kitchens and great room until 9:00 p.m. Families in the bridge apartments will have 24 hour access to the residential area. Code states a dormitory use may only be established in conjunction with institutional uses such as schools, places of worship, and training facilities. The single story dormitory features 10 bridge apartments, each measuring 334 square feet in area, in addition to staff and administrative offices, meeting and training rooms. A condition of ZC-1081-01 requires the applicant to provide an intense landscape buffer per Figure 30.64-12 along the west property line. This is a request to waive that condition.

#### Site Plans

The plans depict a proposed U-shaped, single story building located on a project site consisting of 1.2 acres. The building features the following setbacks: 1) 96 feet from the south property line adjacent to Twain Avenue; 2) 15 feet from the east property line; 3) 52 feet from the west property line adjacent to the existing townhouse development, and 4) 36 feet from the north property line. A trash enclosure is located on the west side of the building with a setback of 38 feet from the west property line, adjacent to the existing residential development. The proposed development requires 19 parking spaces where 20 parking spaces are provided. The parking spaces are located along the west and south sides of the building. Access to the site is granted via a proposed driveway along Twain Avenue. Cross access is provided via a north/south vehicle drive aisle to the existing office building north of the project site.

#### Landscaping

The plans depict an existing 6 foot wide attached sidewalk with a minimum street landscape area measuring 15 feet in width. Trees, shrubs, and groundcover are located within the street landscape area. A landscape area measuring 5.5 feet in width is provided along the east property line consisting of trees, shrubs, and groundcover. Landscaping is provided along the north property line consisting of shrubs and groundcover located within a 2 tiered keystone planter wall measuring 6 feet in height along the north property line. A 6 foot wide landscape area is provided along the west property line consisting of shrubs and groundcover, in addition to an existing screen wall/retaining wall ranging between 6 feet to 14 feet in height. The west landscape area is located within a Las Vegas Valley Water District easement and requires a waiver of development standards to allow alternative landscaping adjacent to a less intensive use (residential development). A combined screen wall/retaining wall height up to 14 feet (8 foot retaining wall/6 foot screen wall) in height is located along the east property line, requiring a waiver of development standards. A proposed 5 foot wide walking trail is located along the east and north sides of the building. In lieu of providing the required amount of trees within landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 6 trees within the interior of the parking lot where 8 trees are distributed throughout the interior of the site. An outside courtyard with playground equipment is also located between the northeast and northwest wings of the building.

#### Elevations

The plans depict a proposed 1 story building with varying rooflines measuring between 15.5 feet to 22 feet in height to the top of the pitched, standing seam metal roof. The building consists of a stucco exterior with aluminum frame windows, and will be painted with neutral, earth tone

colors. A waiver of development standards is required to allow the alternative design standards for the design of the proposed building as it does not match the architectural design of the townhomes to the immediate west of the project site. Rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls.

Floor Plans

The plans depict a single story building measuring 12,433 square feet in area that includes 10 dormitory (bridge apartment) units with kitchens. The floor plans also depict a laundry room, training room, great room, 3 kitchens, restroom facilities, utility rooms, staff and administrative offices, director's room, meeting room, and reception waiting area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1081-01:

Current Planning:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Providing an intense landscape buffer per Figure 30.64-12 along the west property line.

Public Works – Development Review:

- Full off-sites;
- Driveway locations and widths to be approved by Clark County Traffic Management Division;
- Drainage study and compliance; and
- All applicable standard conditions for this application type.

Applicant's Justification

The applicant states the waiver of conditions is necessary as there are multiple easements along the west property line for sewer, backflow prevention, and the Las Vegas Valley Water District prohibiting the planting of trees. Shrubs will be planted within the landscape area in lieu of the required trees.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1081-01	Reclassified the project site to C-P zoning for an office building	Approved by BCC	October 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Neighborhood Commercial	C-P	Office buildings
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Townhouses

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-23-0090	A use permit for a minor training facility and dormitory 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**

**Comprehensive Planning**

The intent of the previously approved condition was to ensure an adequate landscape buffer was provided along the west property line to mitigate any impacts the proposed office building would have on the adjacent residential development. ZC-1081-01 was approved by the BCC in October 2001 for a zone change to reclassify the project site to C-P zoning with an office building. However, the office building was never constructed and the applicant is now proposing a minor training facility with a dormitory. Staff ordinarily does not support waiving conditions previously imposed by the BCC. The applicant states there are multiple easements along the west property line for sewer, backflow prevention, and the Las Vegas Valley Water District prohibiting the planting of trees. In lieu of the required trees, the applicant is proposing to plant drought tolerant shrubs. The proposed building is single story in design and is set back a minimum of 52 feet from the west property line adjacent to the existing residential development. Furthermore, there is an existing screen wall/retaining wall ranging between 6 feet to 14 feet in height located along the west property line that provides an additional buffer. Therefore, staff recommends approval.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**

**Public Works - Development Review**

- No comment.

**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.

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**APPROVALS:**

**PROTEST:**

**APPLICANT:** ANNE JOHNSON

**CONTACT:** ANNE JOHNSON, SPARKFLIGHT STUDIOS, 1489 W WARM SPRINGS RD,  
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DRAFT





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## FINDINGS

### Design Reviews & Waiver

The subject parcel is Office and Professional (C-P). Adjacent parcels are zoned 'Single-Family Residential' [5 Units per Acre] (R-1) to the west and south and Office and Professional (C-P) to the north and east. Development of a commercial facility with limited dormitory housing is compatible with adjacent multiple-family dwelling and commercial uses. It is consistent with the Winchester/Paradise Planning Area and the 'Office and Professional' overlay. Provided parking exceeds requirements, is greater than staff and resident needs, and will not negatively impact adjacent roadways or neighborhood traffic. Landscape buffers shall be installed along all perimeters of the site; however, the west buffer is less than the required 10 feet width and may not have trees due to easement restrictions. Supplemental landscaping visible from the public way is provided at entry and side garden areas, and enhanced landscaping is provided at the rear setback; together, these areas offset the requested waiver of standards for the west and north landscape buffers. The reduced trash enclosure setback still provides for more than 50' physical separation to the residential development and is buffered by the residential development's common outdoor spaces. The proposed building appearance from Twain reflects the massing scale and stucco materials of the adjacent residences and the flat roof design is a feature consistent with nearby high-end residences. The channel at north property line is required for site drainage and landscaping is provided at the rear setback.

Parking design includes landscape planting islands with plantings as allowed by multiple easement restrictions; supplemental interior plantings and tree-like shrub plantings offset the requirements.

Client has completed a survey of the property. Per Clark County Regional Flood Control District this parcel is not in a 100-year flood zone and is not affected by a LOMR (FIRM Panel 2580).

### Special Use Permit

Zoning use of 'Training Facility, Minor' is a special use in the Office and Professional (C-P) district; class sizes will not exceed the 29 individual attendees limit. Zoning use of 'Dormitory' is also a special use in the Office and Professional (C-P) district; the use is in conjunction with a non-profit community institution. The facility's



functions meet the use definition of 'Dormitory' as a "[building portion] used and maintained to provide sleeping accommodations" for Family Promise's clientele. These uses meet all applicable conditions per Table 30.44-1 for Special Use Permits (SUP) for 'Training Facility, Minor' and 'Dormitory.'

Please contact me at (702) 553-3323, or [anne@sparkflightstudios.com](mailto:anne@sparkflightstudios.com) if you require additional information.

Sincerely,

A handwritten signature in black ink that reads "Anne M. Johnson". The signature is fluid and cursive.

Anne Johnson, AIA  
Representative filing on behalf of Applicant

Attachments: SP001, LP001, CS001 and EV001  
cc: Building Committee and Terry Lindemann, Executive Director - Family Promise of Las Vegas