



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 25, 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
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

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

- III. Approval of Minutes for April 11, 2023. (For possible action)
- IV. Approval of the Agenda for April 25, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **WS-23-0129-CHURCH ROMAN CATHOLIC LAS VEGAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce building separation for proposed accessory structures.
DESIGN REVIEW for accessory structures in conjunction with an existing place of worship on 4.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Pearl Street, 400 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action)
PC 5/2/23
 - 2. **AR-23-400033 (WS-20-0336)-3900 PARADISE RETAIL OWNER SPE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for a reduction of parking in an existing shopping center on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road, 640 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)
PC 5/16/23
 - 3. **DR-23-0142-FUSARO FAMILY TRUST & FUSARO, MICHAEL S. & MARIA M. TRS:**
DESIGN REVIEWS for the following: 1) proposed office/warehouse facility; and 2) finished grade on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Annie Oakley Drive, 220 feet north of Post Road within Paradise. JG/rk/syp (For possible action)
PC 5/16/23
 - 4. **UC-23-0148-HARSCH INVESTMENT PPTY-S-NV, LLC:**
USE PERMIT for on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action)
PC 5/16/23
 - 5. **UC-23-0146-FLAMINGO PALMS VILLAS:**
USE PERMIT to allow a resort condominium in conjunction with an existing condominium complex on 14.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/rk/syp (For possible action)
BCC 5/17/23

6. **VS-23-0133-CHURCH WALK LAS VEGAS NV INC:**
VACATE AND ABANDON a portion of a right-of-way being Sur Este Avenue located between Spencer Street and Bruce Street within Paradise (description on file). MN/al/syp (For possible action) **BCC 5/17/23**

7. **ET-23-40024 (UC-21-0139)-CHURCH WALK LAS VEGAS NV INC:**
USE PERMIT FIRST EXTENSION OF TIME for the following: 1) place of worship; 2) daycare facility; and 3) school (pre-school) on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action) **BCC 5/17/23**

8. **WS-23-0132-CHURCH WALK LAS VEGAS NV INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping to a less intensive use; 2) alternative landscaping adjacent to a collector street; and 3) permit a wall sign.
DESIGN REVIEWS for the following: 1) place of worship with a daycare facility and pre-school; 2) alternative parking lot landscaping; 3) lighting plan; 4) comprehensive sign plan; and 5) finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action) **BCC 5/17/23**

VII. General Business

LITTLE ETHIOPIA CULTURAL DISTRICT:

APPLICATION FOR REVIEW for the following:

- 1) Discuss the proposed cultural district geographic boundaries;
- 2) How the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community;
- 3) Highlight any signature events or festivals that highlight the community's unique cultural identity;
- 4) Any other pertinent information within Paradise.
(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: May 9, 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

April 11, 2023

MINUTES

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

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

Lorna Phegley; Planning, Blanca Vazquez, Community Liaison

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

II. Public Comment:
None

III. Approval of March 28, 2023 Minutes

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

Approval of Agenda for April 11, 2023

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

IV. Informational Items (For Discussion only)

V. Planning & Zoning

1. **UC-23-0120-KULIK RIVER CAPITAL, LLC:**
USE PERMIT for a temporary recreational facility with accessory retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** recreational facility not within a permanently enclosed building; **2)** permit alternative architectural materials; **3)** alternative landscaping; **4)** alternative standards for proposed temporary signage; **5)** waive off-site improvements; **6)** allow existing driveways to remain; and **7)** allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: **1)** a recreational facility (tent); and **2)** finished grade within a fabric structure on 8.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Mandalay Bay Road within Paradise. JG/lm/syp (For possible action) **BCC 4/19/23**

MOVED BY- Williams

APPROVE-Subject to staff conditions

ADDED MGM Conditions

- The temporary membrane structure is not to exceed 15,673 total square feet and 360 attendee seats per plans on file.
- Applicant to fill entire excavated areas and to grade the property to even counter per plans on file.
- Applicant to clear the Site of all trash, debris, and broken equipment.
- Applicant to restore the Site's entrance off of Las Vegas Boulevard South to its 2014 appearance per the plans on file, including but not limited to: removing all dead foliage and dead trees (12 of the 18 existing palm trees); restoring the remaining 6 palm trees by trimming, fertilizing, and regularly watering the same; adding four (4) 20-foot potted palm trees (each of these 4 trees will be leased for 14 months); removing all dead grass and replacing same with 4,064 total square feet of artificial grass; and during the Applicant's restoration of the Site, should it find any other bushes and/or trees that are dead it will remove the same, and should it find any other bushes and/or trees that are able to be restored it will trim, fertilize, and regularly water the same.
- Applicant to provide on-site security seven (7) days a week, twenty-four (24) hours a day for the entire Site.
- All vehicle and pedestrian access to the Site for the magic shows will be limited to only the two (2) existing paved entrances with access drive: one at Las Vegas Boulevard South and the other at Mandalay Bay Road as donated in the plans on file.
- Dust Control Plan to be submitted and approved by county agencies for the portion of the Site to remain unpaved and/or without asphalt.
- Provide adequate parking spaces on paved/asphalt areas for approved uses as donated in the plans.
- Exterior fencing to be repaired or replaced and to also include a six (6) foot-high fence with a black privacy screen along the north side facing Mandalay Bay Road as donated in the plans on file.
- Zoning inspection is required to confirm compliance with these conditions prior to issuance of a certificate of occupancy or equivalent certification of the commencement of the use.
- Any approval of this application is to be strictly limited to the plans on file and for use by the Jay Owenhouse Magic Show only.
- Any approval of this application is to be strictly limited to a period of thirteen (13) months from the date of issuance of a certification of occupancy or equivalent certification of the commencement of the use.

VOTE: 5-0 Unanimous

2. **VS-23-0103-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Backstage Boulevard located between Desert Inn Road and Raymert Drive and a portion of right-of-way being Raymert Drive located between Backstage Boulevard and US Highway 95 within Paradise (description on file). TS/rk/syp (For possible action) **PC 5/2/23**

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

3. **UC-23-0102-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/syp (For possible action) **PC 5/2/23**

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

4. **VS-23-0100-POLLUX POLARIS FF 399, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Polaris Avenue and Procyon Street, and between Desert Inn Road and Spring Mountain Road within Paradise (description on file). JJ/jgh/ja (For possible action) **PC 5/2/23**

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

5. **WS-23-0116-COLEN, SHELDON & SOTO, ANGELA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have direct access to an arterial street (Pebble Road); and 2) allow individual single family residential lots to not have circular driveways/on-site turnarounds on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise. MN/bb/syp (For possible action)

PC 5/2/23

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

6. **WC-23-400021 (ZC-2144-04)-FUSION GROUP NEVADA, LLC:**
WAIVER OF CONDITIONS of a zone change requiring landscape plans on file on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action)

BCC 5/3/23

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

7. **VS-23-0096-FUSION GROUP NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Helm Drive and Pama Lane, and between Spencer Street and Surrey Street; and a portion of right-of-way being Helm Drive located between Spencer Street and Surrey Street within Paradise (description on file). JG/rk/syp (For possible action) **BCC 5/3/23**

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

8. **DR-23-0095-FUSION GROUP NEVADA, LLC:**
DESIGN REVIEWS for the following: **1)** office/warehouse building; and **2)** finished grade on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action) **BCC 5/3/23**

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

9. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**
USE PERMIT for a monorail.
DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **BCC 5/3/23**

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

10. **UC-23-0128-5051 SLV, LLC:**
USE PERMITS for the following: **1)** primary means of access to accessory use (day club/pool) from the exterior of the resort; and **2)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce setback; and **2)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback for freestanding sign; and **2)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** modifications to a previously approved resort hotel; **2)** comprehensive sign package; and **3)** site lighting on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/lm/ja (For possible action) **BCC 5/3/23**

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

11. **ZC-23-0118-BELL REAL ESTATE LLC:**
ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk along Rawhide Street; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) office building; 2) EV charging stations under canopy; and 3) alternative parking lot landscaping. Generally located on the north side of Russell Road and the east side of Tamarus Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 5/3/23**

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

12. **VS-23-0119-BELL REAL ESTATE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Rawhide Street, and between Tamarus Street and Caliente Street, and a portion of a right-of-way being Tamarus Street located between Russell Road and Rawhide Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 5/3/23**

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

13. **WS-23-0094-LAXMI BUILDING, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive Asian Design Overlay District standards; 3) allow modified driveway design standards; and 4) reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed vehicle wash on 0.6 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the west side of Wynn Road and the south side of Desert Inn Road within Paradise. JJ/rk/syp (For possible action) **BCC 5/3/23**

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

14. **WS-23-0108-SG VEGAS OWNER LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase the number of projecting signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing shopping center on a 1.8 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,332 feet north of Tropicana Avenue within Paradise. JG/hw/syp (For possible action) **BCC 5/3/23**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None heard
- VIII. Next Meeting Date
The next regular meeting will be April 25, 2023
- IX. Adjournment
The meeting was adjourned at 8:35 p.m.

DRAFT

05/02/23 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

PEARL ST/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0129-CHURCH ROMAN CATHOLIC LAS VEGAS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce building separation for proposed accessory structures.

DESIGN REVIEW for accessory structures in conjunction with an existing place of worship on 4.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Pearl Street, 400 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:

161-19-403-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of proposed accessory structures (shade structures) to 26 feet where 14 feet is the maximum height allowed per Table 30.40-2 (an 86% increase).
2. Reduce the building separation between a proposed accessory structure and another accessory structure to 1 foot where 6 feet is required per Table 30.40-2 (an 83% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4835 S. Pearl Street
- Site Acreage: 4
- Project Type: Accessory structures
- Building Height (feet): Up to 26
- Square Feet: 9,401 (shade structures)
- Parking Required/Provided: 246/302

Site Plans

The plans depict proposed accessory structures that will be located over an existing open concrete plaza and will serve as a shade structures. Per the plans provided there will be 2 shade structures measuring 58 feet by 22 feet and the larger portion will be 125 feet in length and 65 feet in width. Both accessory structures will total 9,401 square feet and will provide parishioners shade during the hot summer months. Access to the place of worship is from Sierra Patricia Avenue and Pearl Street. Parking is located along the front portions of the property adjacent to both Pear Street and Sierra Patricia Avenue. The location of the open plaza where the placement of the shade structures will be in the southwest portion of the property and will be adjacent to an existing commercial retail parcel directly south. The plans also depict an existing worship facility, multi-purpose building, and a sculpture garden. The plans depict an area in the southwest portion of the parcel utilized for storage. The plans also depict a 1 foot separation between the 2 shade structures where 6 feet separation is required. Overflow parking is shown across the street from Pearl Street.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict shade structures with open sides and constructed with polyethylene fabric for the top portion for shade and with steel columns for support and will be up to 26 feet in height. Both shade structures will be constructed of steel frame powder coated posts with a shade fabric that is designed for high tension membrane structures.

Floor Plans

The plans depict an open floor plan as the proposed accessory structures will be placed atop the existing concrete patio and has openings on all sides.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the church is seeking measures to provide comfort and well being of their members before and after worship sessions. The proposed shade structures will not detract from the aesthetics of the building or surrounding area. The shade structures will not be used for worship sessions or used to accommodate any increased membership or church activity; therefore, will not impact the required parking.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0672-01	Place of worship, pastoral center and shrine, and waivers for reduced parking and landscaping	Approved by BCC	August 2001
UC-441-88	Convent	Approved by PC	January 1989

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-135-84	Reclassified from R-1 to C-P zoning	Approved by BCC	March 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Corridor Mixed-Use	C-2	Commercial retail
East	Corridor Mixed-Use & Public Use	C-P & R-1	Office/undeveloped
West	Neighborhood Commercial	C-1	Commercial retail

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1 & Design Review

The design of the shade structures will match the aesthetics of the church buildings on-site which will result in a project that is functionally and visually integrated. Additionally, the shade structures will allow for those parishioners to utilize passive outdoor recreational uses without directly exposing the church members to harsh weather during the summer months. Review of the immediate area shows where the location of the proposed shade structures are adjacent to both existing commercial or office uses to the south and east and will be fully screened from the right-of-way and meet or exceed the required setbacks. The placement meets all required setbacks and will have minimal impact to the immediate area; therefore, staff can support these requests.

Waiver of Development Standards #2

The proposed reduction in the building separation between the proposed shade structures should not pose an overall negative impact to the surrounding neighbors since the proposed accessory structures (shade structures) meet all setbacks and those residences across from Sierra Patricia Avenue are screened from the right-of-way by the existing church building and the proposed

accessory structures are adjacent to existing commercial uses to the south. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBERT LEONARD

CONTACT: ROBERT LEONARD, USA SHADE, 6225 S. VALLEY VIEW BLVD., LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0129</u> DATE FILED: <u>3/9/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/11/23</u> PC MEETING DATE: <u>5/2/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 1,150</u>
	PROPERTY OWNER NAME: <u>Roman Catholic Church Las Vegas (The Roman Catholic Bishop of Las Vegas)</u> ADDRESS: <u>336 Cathedral Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-735-7865</u> CELL: _____ E-MAIL: <u>Silva@dolv.org & Batista@dolv.org</u>
	APPLICANT NAME: <u>Rob Leonard / Shade Structures Inc., dba USA Shade</u> ADDRESS: <u>6225 So. Valley View Blvd., Suite I</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-227-5273</u> CELL: <u>702-994-7742</u> E-MAIL: <u>Robert.Leonard@usa-shade.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-19-403-014

PROPERTY ADDRESS and/or CROSS STREETS: So. Pearl Street & Sierra Patricia Avenue

PROJECT DESCRIPTION: Installation of a shade structure over the patio area. Including a waiver to exceed the 14' height limit to 26'.

(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] The Roman Catholic Bishop of Las Vegas,
 and His Successors, a Corporation Sole

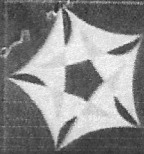
Property Owner (Signature)* **Property Owner (Print)**
 Bishop George Leo Thomas, by (Deacon) Aruna Silva, Attorney-In-Fact
 STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 01, 2023 (DATE)
 By (Deacon) Aruna Silva

NOTARY PUBLIC: [Signature]

S. A. WITKOWSKI
 Notary Public, State of Nevada
 No. 91-0052-1
 My Appt. Exp. June 21, 2025

*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.



TO : Clark County Comprehensive Planning Department

DR-23-0129

**RE : Our Lady Of La Vang (Permit #BD22-50170)
Justification Letter**

DATE : 2/16/23

The average temperature in Las Vegas, NV can be in the high 80's in May and into the high 90's during June, and into the low 100's in July and August and still in the 90's in September.

Climate Las Vegas - Nevada

*| °F

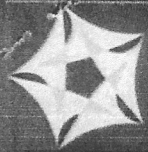
	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	58	62	70	78	89	99
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	104	102	94	81	66	57

Information courtesy of US Climate Data

Typically, these are ambient air temperatures measured in the shade at the Las Vegas Airport. Temperatures in direct sunlight can reach 125 degrees or higher in June, July, August and September. These high temperatures are not only be of great discomfort, but could also pose a significant health risk to the members of the church. This proposed shade structure will provide much needed protection from the sun as the members wait for church services to begin, and for an area for the members to socialize and provide a safe area for the children to play after the church services have concluded.

In an effort to provide for the comfort and well-being of their membership, the church would like to install a shade structure over the concrete patio : One section would be 125'L x 65'W and the adjoining smaller section is 58'Lx22'W The structures would be a distance of 419' from South Pearl Street on the East side of the property , and 172' from Sierra Patricia Avenue on the North side of the property. They are also a minimum of 29' from the property line on the West side of the property and 14' from the property line on the South side of the property. The overall height of the tallest/largest section of the shade structure is 25'-8". The structure/s would not detract from the aesthetics of the buildings, or the surrounding area. They would in-fact provide a nice

1



Our Lady Of La Vang (BD22-50170)
Page Two

element to enhance the overall appearance and functionality of the church, while providing a safer and healthier area to use by the existing church members. The structure is not being used to accommodate an increased number of church members. Thus, it should not impact the Parking Analysis that was approved during the construction of the new building.

Also, the current zoning is R-1 that limits accessory structures to a maximum height of 14'. This structure would be just under 26' high. We would like to request a Waiver to increase the height limitation to 26' for this structure. The project / site is surrounded on the West, South and East by commercial development / buildings. The view from the residential development on the north side of Sierra Patricia Avenue would be blocked by the Church Building on the north end of the structure due to that building being 35' high.

Thank you for your consideration of this project.

Sincerely,

Robert Leonard / V-P Of Sales NV & UT
Shade Structures, Inc. dba USA Shade
(702) 994-7742
rleonard@usa-shade.com

SHOPPING CENTER MODIFICATIONS
(TITLE 30)

PARADISE RD/TWAIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400033 (WS-20-0336)-3900 PARADISE RETAIL OWNER SPE, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for a reduction of parking in an existing shopping center on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Paradise Road, 640 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-401-038

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of parking spaces to 181 spaces where 276 spaces are required per Table 30.60-1 (a 34% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Paradise Road
- Site Acreage: 4
- Project Type: Modifications to an existing shopping center
- Number of Stories: 2
- Building Height (feet): 36
- Square Feet: 68,880
- Parking Required/Provided: 276/181

Site Plan & History

Application WS-20-0336, which included 4 waivers of development standards and 3 design reviews, were originally approved for modifications to an existing shopping center with access from Paradise Road to the west. The modifications included changes to the parking lot layout, site landscaping, replacing an existing freestanding sign, changes to wall signs, and the allowance of roof signs. An approved multiple family residential development, which shares

parking and cross access with the subject shopping center, is currently being built on the adjacent parcel to the east. Until the adjacent multiple family residential development is built, the subject shopping center is deficient in the required number of parking spaces. As a result, the applicant reduced existing landscaping and modified the layout of the parking lot to add 6 additional parking spaces. The current application is only to review the waiver of development standards to reduce parking, all the other waivers of development standards and design reviews were approved with the original application.

If the adjacent multiple family residential development is constructed, 928 parking spaces are to be provided where 919 parking spaces would be required for the entire site (the multiple family residential development was designed to provide over 95 parking spaces to make-up the commercial deficiency). Therefore, the waiver of development standards to reduce parking for the subject shopping center is necessary in the interim until the approved multiple family residential development is constructed.

Landscaping

Existing and approved landscaping along Paradise Road will range in width from 15 feet wide on the northern portion of the site down to approximately 5 inches of landscaping (essentially eliminating landscaping) near the southern portion of the site. Other landscaping areas include new 6 foot by 6 foot diamond shaped parking lot planters (7 foot by 7 foot is the minimum planter size) and additional areas of landscaping around portions of the base of the buildings.

Elevations

The existing buildings range from single story up to 2 stories with a maximum height of 36 feet. The color scheme includes white, gray, dark gray, beige, and off-orange with various architectural elements. No changes are proposed to the exterior of the buildings.

Signage

Changes to signage included replacing an existing freestanding sign with an animated freestanding sign, adding wall signs and roof signs on the buildings, and adding non-illuminated signage that will face the approved multiple family residential development to the east.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0336:

Current Planning

- 2 years to review waiver of development standards #3;
- Final zoning inspection required.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Coordinate with Public Works - Design Division for the Paradise Road improvement project;

- Dedicate any right-of-way and easements necessary for the Paradise Road improvement project.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states that the previous land use approval (WS-20-0336) granted a waiver to allow for a reduction in parking on-site with the reasoning that once site renovations are complete there will be extra parking spaces provided. The applicant states that the renovations for the site are nearly complete as of now, and that the parking lot has been resurfaced and laid out in a more efficient manner to allow for the most parking possible. Additionally, the applicant has stated that the owner of the property has provided an additional 100 off-site parking spaces while the renovations are underway.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0336	Waivers and design reviews for parking requirements, alternative sign standards, and parking and street landscaping	Approved by PC	September 2020
UC-0132-04	Real estate school including business related training and certification	Approved by PC	March 2004
UC-1841-03	Expanded on-premises consumption of alcohol and design review to allow standing seam metal roofs and partially enclosed an existing outside dining/drinking patio with a proposed restaurant	Approved by PC	January 2004
UC-1454-01	On-premises consumption of alcohol within a restaurant	Approved by PC	December 2001
UC-0130-85	Retail and office complex	Approved by PC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	H-1	Hotel
East	Entertainment Mixed-Use	H-1	Multiple family residential with cross access to the subject shopping center
West	Entertainment Mixed-Use	H-1	Restaurant & offices

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 submitted this application in order to review the effects of the required parking shortage allowed by WS-20-0336. Upon researching the subject parcel and the multiple family development currently under construction directly to the east, staff has found that there have been no Code enforcement violations related to parking shortages. Additionally, satellite images of the site captured since the parking waiver approval do not appear to show any major shortages of parking within the lot. More than likely, the 100 additional off-site parking spaces provided by the owner have helped the parking situation in the lot greatly. With these factors taken into consideration, staff can support approval of this review and removal of the time limit.

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

- Remove the time limit.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Paradise Road improvement project;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) 20-0336 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400033</u> DATE FILED: <u>03/22/2023</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>04/25/2023</u> PC MEETING DATE: <u>05/16/2023</u> BCC MEETING DATE: _____ FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>3900 Paradise Retail Owner SPE, LLC</u> ADDRESS: <u>10777 Twain Avenue #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>na</u>
	APPLICANT NAME: <u>3900 Paradise Retail Owner SPE, LLC</u> ADDRESS: <u>10777 Twain Avenue #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-15-401-038

PROPERTY ADDRESS and/or CROSS STREETS: 3900 Paradise Road

PROJECT DESCRIPTION: Required review

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

Property Owner (Signature)* Eric Cohen Property Owner (Print) _____

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 24, 2023 (DATE)
 By Eric Cohen

NOTARY PUBLIC: [Signature]

TERESITA MONTESINOS
 Notary Public-State of Nevada
 APPT NO 20-6563-01
 My Appt Expires 04-12-2024

*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.

2

APPLICANT: ANN PIERCE

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

DRAFT

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702 792 7000
F: 702 796 7181

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702 693 4215

February 27, 2023

VIA UPLOAD

AR-23-400033

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

*Re: Required Review for WS-20-0336 Related to Parking Reduction
Calida Development
APN: 162-15-401-038*

To Whom It May Concern:

Please be advised our office represents Calida Development (the "Applicant") in the above-referenced matter. The Applicant is submitting the required review related to an approved parking reduction for property located on the east side of Paradise Road in between Twain Avenue to the north and Flamingo Road to the south. The property is approximately 3.98 acres and is more particularly described as APN: 162-15-401-038 (the "Site").

By way of background, in September 2020, the Clark County Planning Commission approved WS-20-0336 allowing for modifications and remodeling to an existing retail center on the Site. The modifications includes changes to the parking layout and a reduction in the required parking from 276 parking spaces to 181 parking spaces or a 95 parking space reduction. Immediately east and adjacent to the Site is the Applicant's approved multi-family develop project (see ADR-22-900574 and UC-19-0668) and upon completion of the multi-family development, an additional 95 parking spaces will be provided to the Site making parking on the Site whole. A condition of approval of WS-20-0336 requires the Applicant to submit a "review of development standards" related to the parking reduction.

The Site's renovations are nearly complete. The parking lot has been resurfaced and laid out in a more efficient way to increase the parking from 171 parking spaces to 181 parking spaces. The adjacent multi-family project is continuing its development with the parking garage fully constructed. Additionally, the Applicant is providing 100 off-site parking spaces across the street located at 3768 Howard Hughes Parkway while construction continues on the multi-family development. The Applicant is investing hundreds of millions of dollars between the remodeling of the retail center and the development of the 388 high-end multi-family units. The Applicant is requesting until September 1, 2024 for the parking reduction or until September 1, 2024 to deliver the 95 additional spaces which coincides with the development time frame for the multi-family development as approved by ADR-22-90057.

February 27, 2023
Page 2

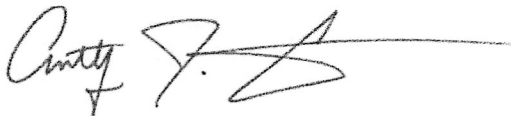
KAEMPFER

CROWELL

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/jmd

A handwritten mark or signature in the bottom right corner of the page, consisting of a stylized, looped shape.

05/16/23 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

ANNIE OAKLEY DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0142-FUSARO FAMILY TRUST & FUSARO, MICHAEL S. & MARIA M. TRS:

DESIGN REVIEWS for the following: **1)** proposed office/warehouse facility; and **2)** finished grade on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east side of Annie Oakley Drive, 220 feet north of Post Road within Paradise. JG/rk/syp (For possible action)

RELATED INFORMATION:

APN:

161-31-703-004

DESIGN REVIEWS:

1. Office/warehouse building.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 8,849
- Parking Required/Provided: 14/21

Site Plans

The plans depict a 1 story, 8,849 square foot office/warehouse building located near the west front portion of the property. This site is surrounded by existing and planned industrial uses. The proposed building has 1 future tenant space shown on plans. The tenant will have a storefront entrance and grade level overhead roll-up doors. The overhead roll-up doors are on the south

side of the building which does not face the public street frontage. Parking for the facility is located just south of the office area of the building and in the rear portion of the property to the east. The building is set back 39 feet from Annie Oakley Drive to the west, 21 feet from the north property line, and 120 feet from the south property line. Access to the site will be provided by 1 commercial driveway proposed along Annie Oakley Drive. The office/warehouse building requires 14 parking spaces where 21 parking spaces are provided.

Landscaping

Street landscaping along Annie Oakley Drive consists of an existing attached sidewalk with 20 feet of landscaping behind the sidewalk. Interior to the site, landscaping is distributed throughout the parking lot.

Elevations

The plans depict a 1 story, 30 foot high, office/warehouse building constructed of concrete tilt-up panels and a flat roof with parapet walls. The elevations also show glass storefront windows near the office area, horizontal reuel bands, and metal canopies. The overhead roll-up doors are on the south side of the building.

Floor Plans

The plans depict an 8,849 square foot office/warehouse building that consists of 6,232 square feet of warehouse area and 2,617 square feet of office area.

Signage

Signage is not a part of this request.

Applicant's Justification

The site has been designed to be compatible with the surrounding area and meet all Title 30 regulations. Furthermore, the applicant feels that this new office/warehouse development will fit harmoniously with the surrounding warehouse buildings in the area and create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0346	24,265 square foot office/warehouse building - expired	Approved by BCC	June 2018
ZC-1236-99	Reclassified the subject parcels to M-D zoning	Approved by BCC	October 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review #1

The proposed office/warehouse building design complies with Title 30 requirements and is consistent with the development and design standards anticipated in the Business Employment planned land use areas. Staff finds that the project complies with the Master Plan which promotes ensuring that the light industrial developments are complementary with abutting uses through site planning and building design. Staff finds the proposed site and building design are similar to typical office/warehouse developments in the area; therefore, staff can support this request.

Public Works - Development Review

Design Review #2

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

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage must be in conformance with the regulations within Table 30.44-1; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that off-site improvement permits may be required; that signs, structures, utility poles, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- 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 #0011-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: THOMAS MCCLEISTER

CONTACT: THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 #)	STAFF APP. NUMBER: <u>DR-23-0142</u> DATE FILED: <u>3-16-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/25/23</u> PC MEETING DATE: <u>5-16-23</u> M-D (AE-GS) BCC MEETING DATE: _____ Business Employment FEE: <u>\$675.00</u> JB WS-18-0346
	PROPERTY OWNER NAME: <u>Fusaro Family Trust and Fusaro Michael S & Maria M TRS</u> ADDRESS: <u>9350 Golden Street</u> CITY: <u>Rancho Cucamonga</u> STATE: <u>CA</u> ZIP: <u>91737</u> TELEPHONE: _____ CELL: <u>1-909-579-7629</u> E-MAIL: <u>michaelfusaro@yahoo.com</u>
	APPLICANT NAME: <u>Thomas McCleister</u> ADDRESS: <u>1904 Tomahawk Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>702-275-4456</u> E-MAIL: <u>thomas.mccleister@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Thomas McCleister</u> ADDRESS: <u>1904 Tomahawk Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>702-275-4456</u> E-MAIL: <u>thomas.mccleister@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-31-703-004

PROPERTY ADDRESS and/or CROSS STREETS: 6248 Annie Oakley Drive

PROJECT DESCRIPTION: New Warehouse/Office ground up building

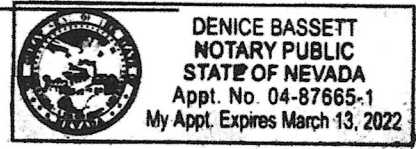
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]
 Property Owner (Signature)* Michael Fusaro
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 21, 2022 (DATE)
 By MICHAEL FUSARO

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.



JUSTIFICATION LETTER

January 20, 2023

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

DR-23-0142

RE: Precision Paving
6248 Annie Oakley Drive
Las Vegas, NV 89120

To Whom It May Concern:

We are hereby requesting a Design Review for our project located at the address in subject.

This site has previously received an approval for Office/Warehouse under WS/DR-18-0346. Due to budgetary constraints the owner of the property has reduced the scope to a single warehouse structure with office space along Annie Oakley. The new design will consist of painted tilt concrete walls, storefront window assemblies and roll up doors facing south on the property (nothing facing Annie Oakley). The materials and methods of construction are complementary to the existing buildings on adjacent properties.

The design review request is to increase the finished grade over the maximum 36 inches. The proposed 4' max height of fill is greater than 36" (3' max) due to need to have the finish floor 18" above the crown of Annie Oakley drive. This is to meet the drainage study requirement. Please note, however, that the location of this 4' fill is only at the immediate NE corner of the proposed building due to a low spot in the existing grade at that location. 90% of the remaining building is at 3 feet or less in fill above grade.

At this time, we kindly request your consideration of our Design Review and Waiver of Development Standards requests.

Thank you for your time.

Thomas McCleister, Architect
TJM Studios

05/16/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0148-HARSCH INVESTMENT PPTYS-NV, LLC:

USE PERMIT for on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-603-001

USE PERMIT:

On-premises consumption of alcohol establishment (supper club) per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3823, 3829, 3833, & 3839 Spring Mountain Road
- Site Acreage: 18.4
- Project Type: Supper club (Partage French Restaurant)
- Number of Stories: 1
- Square Feet: 6,000
- Parking Required/Provided: 1,049 (UC-0438-04)/1,049

Site Plans

The plans depict a proposed supper club located within the northeastern portion of the northerly most building of an existing office/warehouse and shopping center complex. Access to the site is from Spring Mountain Road, Valley View Boulevard, and Wynn Road. The overall complex was approved for a shopping center and reduced parking per UC-0438-04; therefore, no additional parking is required.

Landscaping

There are no proposed or required changes to existing landscaping.

Floor Plans

The plans depict a 6,000 square foot restaurant with a dining area and bar, kitchen/prep room, restrooms, and a private dining room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the character of the community. Management of the supper club will be diligent to ensure safety measures are in place to prevent any negative impact from the supper club to the surrounding area. The hours of operation will be Tuesday through Saturday 5:30 p.m. to 11:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0530	Restaurant with service bar (J Bar & Lounge Bistro)	Approved by PC	November 2022
UC-22-0214	Restaurant with service bar and outside dining (Half Bird)	Approved by PC	June 2022
UC-20-0571	Minor training facility (esthetics)	Approved by PC	February 2021
UC-20-0483	Service bar for Ramen Shibire Restaurant	Approved by PC	December 2020
UC-19-0997	Outside dining and shade structure, and outside dining portion - expired	Approved by BCC	February 2020
UC-19-0716	Major training facility for judo instruction	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1, H-1, & U-V	Bank, freight terminal, commercial center, & vehicle maintenance
South	Entertainment Mixed-Use	R-4	Multiple family residential
East	Entertainment Mixed-Use	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Corridor Mixed-Use	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The requested supper club is consistent with the restaurant uses within the shopping center. The use is located on the easterly portion of the northerly building facing Spring Mountain Road along with other restaurant uses within the shopping center. Therefore, staff has no objection to this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: RESTOLIB USA, LLC
CONTACT: RESTOLIB USA LLC, 3839 SPRING MOUNTAIN RD., LAS VEGAS, NV 89102



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0148</u> DATE FILED: <u>3/22/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/25/23</u> PC MEETING DATE: <u>5/14/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>SCHNITZER PROPERTIES</u> ADDRESS: <u>1121 SW SALMON STREET, SUITE 500</u> CITY: <u>PORTLAND</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>503-242-2900</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>RESTOLIB USA LLC</u> ADDRESS: <u>3823-3839 SPRING MOUNTAIN ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-306-2676</u> CELL: _____ E-MAIL: <u>nicolas@eattfood.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>NICOLAS KALPOKDJIAN</u> ADDRESS: <u>3823-3839 SPRING MOUNTAIN ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-306-2676</u> CELL: _____ E-MAIL: <u>nicolas@eattfood.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-603-001

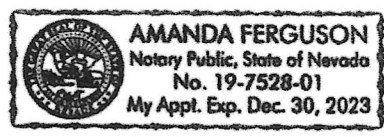
PROPERTY ADDRESS and/or CROSS STREETS: Spring Mountain & Valley View

PROJECT DESCRIPTION: SUPPER CLUB

(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] Reed Gottesman
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 2, 2023 (DATE)
 By Reed Gottesman
 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.

PLANNER
COPY

Nicolas KALPOKDJIAN
Owner/Manager PARTAGE
3823-3829-3833-3839 SPRING MOUNTAIN ROAD
LAS VEGAS NV 89102
+1 702-306-2676
nicolas@eattfood.com

UC-23-0148

Attn: Clark County Comprehensive Planning Department

RE: Special use permit application
RESTOLIB USA LLC dba Partage
Property address: 3823-3829-3833-3839 Spring Mountain Road, Las Vegas NV 89102
APN: 162-18-603-001

Las Vegas, December 5th 2022

Dear Madam, Dear Sir,

Restolib USA LLC dba Partage would like to keep operating under a supper club license with alcohol on premise consumption for suites 3823-3829, 3833 and 3839 Spring Mountain Restaurant. UC-0438-04 approved the site as a shopping center and included a waiver for parking. The supper club was not included in the use permit; therefore, a separate use permit is required. The restaurant will serve in the three suites beer, wine, and liquor. Serving alcohol is a significant part of our concept offering seasonal tasting menus, mini bites and desserts with French wines pairing and French liquor-based cocktails.

The shopping center has four buildings. building A (listed on site plan)'s total sq.ft is 120,934. Building B's sq.ft is 145,102. Building C's total sq.ft is 48,600, and the building D's sq.ft is 56,400. The total premises of Restolib USA LLC is 6,000 sq.ft within Landlord's multi-tenant development known as The Center at Spring Mountain. Hours of operation are from Tuesday to Saturday from 5:30 pm to 11 pm.

The applicant, Restolib USA LLC, is applying for special use permit for on- premises consumption of alcohol (supper club) in M-1 zone.

The proposed use is compatible with the character of the community as follows:

- Servers will check ID of anyone who looks under 21
 - IDs are checked at the table before inputting order
 - Ask for another valid form of ID with photo if first ID is questionable
- Outside alcohol will not be accepted in the premises
- The applicant will always have a shift manager to prevent problems such as
 - Prevent customer from ordering more alcohol if they show any heavy sign
 - Refuse service at the entrance if show any heavy sign

Feel free to contact me should you need any further information.

Best regards,
Nicolas KALPOKDJIAN



Partage

4

RESORT CONDOMINIUM
(TITLE 30)

VALLEY VIEW BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0146-FLAMINGO PALMS VILLAS:

USE PERMIT to allow a resort condominium in conjunction with an existing condominium complex on 14.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-20-111-000 through 162-20-111-360

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4200 S. Valley View Boulevard
- Site Acreage: 14.1
- Number of Units: 360
- Project Type: Resort condominium
- Number of Stories: 2
- Parking Required/Provided: 361/474

Site Plan & Project Description

This request is to establish a resort condominium consisting of 360 units. The existing condominium development consists of 16 buildings and was originally developed as a multiple family residential development in 1990. The parking spaces are located within enclosed garages and surface parking areas. There are 474 parking spaces where a total of 361 spaces are required. An office/club house with a swimming pool and open space for use by the guests is centrally located within the site. The applicant has not proposed any changes to the buildings, parking, or landscaping areas.

Applicant's Justification

The applicant is seeking a special use permit for a resort condominium to allow certain condominium owners to seek individual business licenses through Clark County to legally lease

units on a transient basis (less than 30 days) which is permissible with a resort condominium. The complex's homeowners' association (the Las Vegas Bay Club Flamingo Palms Villas Homeowners Association) held a meeting on December 15, 2022, during which the board presented an action item for the homeowners' consideration regarding amending the complex's final map in connection with submitting this application. After discussion and clarification, the homeowners' association voted in favor by a result of 245 yes votes to 6 no votes. Accordingly, the complex proceeded to file this application at the direction of the homeowners' association and its board of directors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0224-12	Lodging, long/short term	Withdrawn by BCC	September 2012
UC-0103-10	Resort condominium - expired	Approved by BCC	May 2010
ZC-0199-09	Reclassified from R-4 and R-5 to H-1 zoning for a motel with kitchens in the units - design review expired	Approved by BCC	May 2010
AG-0236-09	Initiate a conforming zone from R-4 and R-5 to H-1 zoning	Approved by BCC	March 2009
UC-0326-07	Convert an existing residential condominium complex to a residential time share complex - expired	Approved by PC	June 2007

There are several other approved land use applications related to the original multiple family residential development that was established in 1990.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Flood channel & approved multiple family residential
South	Entertainment Mixed-Use	M-1	Office/warehouse developments
East	Entertainment Mixed-Use	M-1 & H-1	Union Pacific Railroad & office/warehouse development
West	Entertainment Mixed-Use	M-1	Flood channel & office/warehouse development & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Per Title 30, a resort condominium may be used for continuous, unlimited residency by a single individual, group, or family and may also be offered to the general public on a day-to-day basis, as required and enforced by the covenants, conditions, and restrictions of the commercial condominium development.

This development is in the commercial tourist corridor and one-half mile from developed Resort Hotels (Rio, Palms, and Gold Coast). The immediate area is also planned for Entertainment Mixed-Use developments in the Winchester/Paradise Land Use Plan which encourages intense and dense, urban developments. Since this site is also in close proximity to approved resort hotels, hotels, and existing motels, the request is appropriate and compatible with the surrounding land uses. Additionally, since the use provides for non-transient occupancy, the site will provide for another form of housing and will comply with the Master Plan which encourages development of a diversified economic base and provides for the provision of an additional housing option within the community; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Record an amended map to change from a residential condominium to a resort condominium.
- Applicant is advised that a resort condominium is a commercial use, therefore, would need to complete a change of occupancy; an amendment to the recorded subdivision map is required; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0146</u> DATE FILED: <u>3-21-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4-25-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5-17-23</u> H-1 FEE: <u>\$675.00</u> Entertainment Mixed-Use MN UC-0224.12 cc 0199.07 UC-0103.10
	PROPERTY OWNER NAME: <u>Flamingo Palms Villas, LLC</u> ADDRESS: <u>4200 S. Valley View Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-823-2307</u> CELL: _____ E-MAIL: <u>talya.martin@levelprop.com</u>
	APPLICANT NAME: <u>Flamingo Palms Villas, LLC c/o Level Community Management</u> ADDRESS: <u>4200 S. Valley View Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-823-2307</u> CELL: _____ E-MAIL: <u>talya.martin@levelprop.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>David Edelblute, Esq.</u> ADDRESS: <u>300 S. 4th Street, Suite 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-0308</u> CELL: <u>702-370-0973</u> E-MAIL: <u>dedelblute@nevadafirm.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-20-111-001 through 162-20-111-360

PROPERTY ADDRESS and/or CROSS STREETS: 4200 S. Valley View Boulevard

PROJECT DESCRIPTION: special use permit for resort condominium

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

Property Owner (Signature) Abraham Jakarsetian Property Owner (Print) Abraham Jakarsetian

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 5, 2023 (DATE)
 By Abraham Jakarsetian

NOTARY PUBLIC: _____



*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.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FLAMINGO PALMS VILLAS, LLC C/O LEVEL COMMUNITY MANAGEMENT

CONTACT: HOLLEY DRIGGS, 300 S. 4TH STREET, SUITE 1600, LAS VEGAS, NV 89101

DRAFT



UC-23-0146

PLEASE REPLY TO LAS VEGAS OFFICE
WRITER'S EMAIL: DEDELBLUTE@NEVADAFIRM.COM

March 16, 2023

Clark County Department of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, Nevada 89155

RE: Special Use Permit Application – Justification Letter

Please accept this letter as a formal request on behalf of applicant Flamingo Palms Villas, LLC (the "Applicant") for a Resort Condominium Special Use Permit for the "Flamingo Palms Villas" condominium complex located at 4200 S. Valley View Blvd., Las Vegas, NV 89103, APN # 162-20-111-000 located at the southeast corner of Flamingo Rd. and Valley View Blvd (the "Complex"). The Complex consists of 16 buildings, with 360 individual condominium units (the "Units"). The Units consist of 72 1-bedroom condominiums (516 sq. ft.), 72 1-bedroom condominiums (680 sq. ft.), 180 2-bedroom condominiums (902 sq. ft.), and 36 3-bedroom condominiums (1,257 sq. ft.).

Applicant seeks the Resort Condominium Special Use Permit in an H-1 zone in accordance with Table 30.44-1 of the UDC and is needed to allow certain condominium owners to seek individual business licenses through Clark County to legally operate a business consistent with the permissible uses for a resort condominium.

(continued on next page)

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Page 2

The Complex's homeowners' association (the Las Vegas Cay Club Flamingo Palms Villas Homeowners Association) held a meeting on December 15, 2022, during which the board presented an action item for the homeowners' consideration regarding amending the Complex's final map in connection with submitting this Special Use Permit application. After discussion and clarification, the homeowners' association voted in favor by a result of 245 yes votes to 6 no votes. Accordingly, the Complex proceeded to file this application at the direction of the homeowners' association and its board of directors.

Very truly yours,

HOLLEY DRIGGS

David L. Edelblute, Esq.

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05/17/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SPENCER ST/ELDORADO LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0133-CHURCH WALK LAS VEGAS NV INC:

VACATE AND ABANDON a portion of a right-of-way being Sur Este Avenue located between Spencer Street and Bruce Street within Paradise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:
177-11-601-014, 015 & 177-11-603-001

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

BACKGROUND:

Project Description

The applicant is proposing to develop the parcel on the east side of Spencer Street, north of the Sur Este Avenue alignment as a place of worship with a daycare and pre-school. This portion of Sur Este Avenue is presently blocked by the Duck Creek Flood Channel and is not being used as a public right-of-way at this time. Additionally, a condition of approval by Public Works for UC-21-0139, the application that approved the place of worship, daycare, and pre-school, is to vacate the Sur Este Avenue alignment.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0139	Place of worship, daycare, and pre-school with waivers for landscaping and design reviews for alternative parking lot landscaping and increased finished grade*	Approved by BCC	May 2021
UC-0533-95	Place of worship - expired	Approved by PC	May 1995

*The application included a waiver to reduce parking and a design review for the building which were denied by the BCC

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
ET-23-400024 (UC-21-0139)	Extension of time for a place of worship, daycare, and pre-school is a companion item on this agenda.
WS-23-0132	Waivers of development standards for landscaping with a design review for a place of worship is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- Revise legal description to except the area needed for the drainage channel;
- 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: CHARLES BUSSEY

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-23-0133</u>	DATE FILED: <u>3-14-2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):			PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>4-25-23</u>
			TAB/CAC: <u>Paradise</u>	
			PC MEETING DATE: <u>-</u>	
			BCC MEETING DATE: <u>5-17-23</u>	
			FEE: <u>\$ 875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>WALK Church of Las Vegas</u>
	ADDRESS: <u>8810 S. Maryland Parkway, Suite 105</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-508-9255</u> CELL: <u>N/A</u>
	E-MAIL: <u>mike@walkchurch.com</u>

APPLICANT	NAME: <u>WALK Church of Las Vegas - Charles M. Bussey</u>
	ADDRESS: <u>8810 S. Maryland Parkway, Suite 105</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-508-9255</u> CELL: <u>N/A</u>
	E-MAIL: <u>mike@walkchurch.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Jay Brown/Lebene Ohene</u>
	ADDRESS: <u>520 South Fourth Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u>
	E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 177-11-601-014

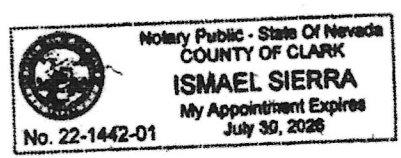
PROPERTY ADDRESS and/or CROSS STREETS: Spencer & Eldorado

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.

[Signature]
Property Owner (Signature)*

Charles M. Bussey
Property Owner (Print)

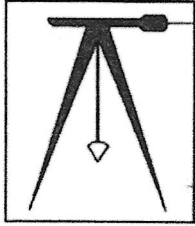
STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 15th of September (DATE)
By Charles M. Bussey
NOTARY PUBLIC: [Signature]



*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.

APR-22-101277

6



STOVALL SURVEYING LLC

7065 W ANN ROAD SUITE 130-338

LAS VEGAS, NEVADA 89130

(702)419-3432 stovallsurvey@gmail.com

September 21, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 891145

VS-23-0133

RE: UC-21-0139

APN 177-11-601-014

Walk Church

Justification Letter

To whom it may concert:

On behalf of Walk Church, I am respectfully submitting justification for a Right-of-Way Vacations.

We are requesting to vacate portions of public right-of-way of Sur Este Avenue, dedicated to Clark County on the Parcel Map recorded December 18, 1978, in file 1 page 46 of Parcel Maps, and by instrument number 0169:0135131 Official Records of Clark County, Nevada.

This portion of Sur Este Avenue is presently blocked by the Duck Creek Flood Channel and is not being used as a public right of way, East of Spencer Street. As specified in the Notice of Final Action, dated June 1, 2021 this portion of Sur Este Avenue needs to be vacated for the future development of the subject property.

A legal description, exhibit, and supporting documents for this vacation have been provided with this application for review.

If you have any questions or require additional information, please call (702)419-3432.

Sincerely,

James Todd Stovall PLS
Stovall Surveying LLC

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05/17/23 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

SPENCER ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400024 (UC-21-0139)-CHURCH WALK LAS VEGAS NV INC:

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) place of worship; 2) daycare facility; and 3) school (pre-school) on 3.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-601-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7572 Spencer Street
- Site Acreage: 3.6
- Project Type: Place of worship with a daycare and pre-school

History

UC-21-0139 was filed as a request to permit a place of worship, daycare, and pre-school at this location. The application included design reviews for the building and site layout, increased finished grade, and alternative parking lot landscaping. Also included with the request were waivers to reduce parking, waive landscaping to a less intense use, and to allow alternative street landscaping. In May 2021, the Board of County Commissioners (BCC) heard the application and approved the use permits, the waivers for landscaping, and the design reviews for increased finished grade and alternative parking lot landscaping. The BCC denied the waiver to reduce parking and the design review for the building and site layout. UC-21-0139 was approved with specific design related conditions that the applicant has been working to incorporate into a redesign of the site. The applicant has submitted this request to extend the time to commence the use permits for the place of worship, daycare, and preschool. The waivers and design reviews originally approved with this application are not part of the extension of time request and will expire. Staff has requested that the applicant allow these approvals to expire and resubmit these

requests as part of an application for the building, site layout, and all other design related issues for the development, which is a companion item on this agenda (WS-23-0132). The applicant has submitted a drainage study (PW21-12942) which is currently awaiting concurrence from Clark County Regional Flood Control. The applicant has also been working with the neighbors on the project by conducting a meeting with neighbors on September 8, 2022.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0139:

Current Planning

- Design review as a public hearing for final design;
- Design review as a public hearing for lighting and signage;
- Hours limited to daytime hours;
- No outside amplified sound;
- No overnight stays;
- Contact information must be made available for emergencies;
- A 6 foot solid decorative wall to be installed on the northern property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- “No Parking” signs to be installed along Spencer Street to prohibit on-street parking for this facility;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Vacate the Sur Este Avenue alignment, as directed by Public Works - Development Review Division.
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0027-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that additional time is needed to commence the development. The drainage study for the project has been submitted and is awaiting concurrence from the Clark County Regional Flood Control District. Meetings have been held with the neighbors to address their concerns for the development. The owners have been working on plans for the development that comply with the conditions of approval for the original application and that address the concerns of the neighbors. The revised plans have been submitted (WS-23-0132) and are a companion item on this agenda. Therefore, the applicant states they have been diligently pursuing the commencement of the project and should be allowed additional time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0139	Use permits for a place of worship, daycare, and pre-school with waivers for landscaping and design reviews for alternative parking lot landscaping and increased finished grade*	Approved by BCC	May 2021
UC-0533-95	Place of worship - expired	Approved by PC	May 1995

*The application included a waiver to reduce parking and a design review for the building which were denied by the BCC

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
WS-23-0132	Waivers of development standards for landscaping with a design review for a place of worship is a companion item on this agenda.
VS-23-0133	Vacate and abandon a portion of Sur Este Avenue 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. By submitting the drainage study, working with neighbors/holding meetings with the neighbors, and submitting revised plans for the development, staff finds the applicant has been diligently pursuing the commencement of the development. Therefore, staff can support extending the time limit to commence the project subject to the expiration date matching WS-23-0132, the companion item for the design of the project.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 19, 2025, to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHARLES BUSSEY

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (UC-21-0139) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-40024</u> DATE FILED: <u>3-14-2023</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4-25-23</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>5-17-23</u> FEE: <u>\$ 475⁰⁰</u>
	PROPERTY OWNER NAME: <u>WALK Church of Las Vegas</u> ADDRESS: <u>8810 S. Maryland Parkway, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-508-9255</u> CELL: <u>N/A</u> E-MAIL: <u>mike@walkchurch.com</u>
	APPLICANT NAME: <u>WALK Church of Las Vegas - Charles M. Bussey</u> ADDRESS: <u>8810 S. Maryland Parkway, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-508-9255</u> CELL: <u>N/A</u> E-MAIL: <u>mike@walkchurch.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-11-601-014

PROPERTY ADDRESS and/or CROSS STREETS: Spencer & Eldorado

PROJECT DESCRIPTION: Extension of Time for previously approved Place of Worship (UC-21-0139)

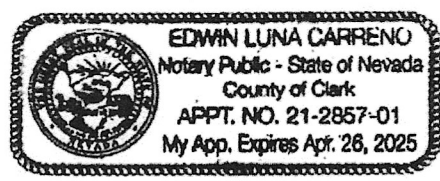
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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] Charles M. Bussey
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 5th, 2022 (DATE)
 By Charles Michael Dallas Bussey

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.

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 2, 2023

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

ET-23-400024

**RE: Justification Letter: Revision 2 As requested by Planning:
First Extension of Time: (UC-21-0139)
Use Permits for a place of worship, daycare facility, and school (pre-
school)
Assessors' Parcel Numbers: 177-11-601-014**

To Whom It May Concern:

On behalf of our Client, Walk Church, please accept this application package for a request for the first Extension of Time for a previously approved place of worship, a daycare facility and school (pre-school) UC-21-0139. The project is on a total of 3.6 acres and is located on the east side of Spencer Street and 330 feet south of Eldorado Lane within Paradise.

This request is for a two (2) year extension of time to obtain approval for the place of worship, daycare facility and school (pre-school) to complete the project. The application (UC-21-0139) was originally approved by the Clark County Board of County Commissioners on May 19, 2021, with two (2) years to complete being May 19, 2023.

Per a request from Current Planning (Al Laird), (see attached email) to Expunge/Remove the following previously approved applications and add them to a proposed application currently under review (APR-22-101277). Expunge/Remove Waiver of Development Standards #2a and #2b which were both previously approved to waive landscaping adjacent to a less intense use along the north property line and, permit the alternative landscaping with an attached sidewalk where landscaping with a detached sidewalk along Spencer Street.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Expunge/Remove Design Reviews #2. Permit alternative parking lot landscaping and, #3. Increase the finish grade to 72 feet (6 feet) where 18 inches (1.5 feet) was the standard. The reason provided is the that Planning will prefer that all design related applications, although, previously approved be expunged/removed and added to another proposed application.

The extension of time request is necessary to preserve the original approval of the place of worship, day care and school (pre-school). The required Design Review for the project is submitted and in pre-review. The Drainage Study is completed and approved for the project (PW21-12942). The current application pre-review number for the Design Review and Waiver of Development Standard is APR-22-100277. This demonstrates that the Applicant is diligently pursuing approvals for the project.

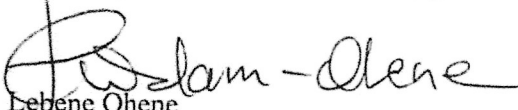
The request for the two (2) year extension of time is to ensure enough time to allow for all approvals, required permits, and completion of the remaining technical studies to allow the commencement and completion of the project.

We request and appreciate that this Extension of Time application be a companion item with the others to have one concurrent approval date.

Please contact me at 702-598-1409, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Ebene Ohene
Land Use and Development Consultant

PLACE OF WORSHIP
(TITLE 30)

SPENCER ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0132-CHURCH WALK LAS VEGAS NV INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping to a less intensive use; 2) alternative landscaping adjacent to a collector street; and 3) permit a wall sign.

DESIGN REVIEWS for the following: 1) place of worship with a daycare facility and pre-school; 2) alternative parking lot landscaping; 3) lighting plan; 4) comprehensive sign plan; and 5) finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-601-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive landscaping adjacent to a less intensive use (along the north property line) where landscaping per Figure 30.64-11 is required.
2. Permit alternative landscaping with an attached sidewalk along a collector street (Spencer Street) where a landscape area with a detached sidewalk per Figure 30.64-17 is required.
3. Permit a wall sign in a residential zoning district where not permitted per Table 30.72-1.

DESIGN REVIEWS:

1. Place of worship with a daycare and pre-school.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. A lighting plan.
4. A comprehensive sign plan.
5. Increase finished grade to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233.3% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7572 Spencer Street
- Site Acreage: 3.6
- Project Type: Place of worship with a daycare and pre-school
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 25,940
- Parking Required/Provided: 217/260

History

UC-21-0139 was filed as a request to permit a place of worship, daycare, and pre-school at this location. The application included design reviews for the building and site layout, increased finished grade, and alternative parking lot landscaping. Also included with the request were waivers to reduce parking, waive landscaping to a less intense use, and to allow alternative street landscaping. In May 2021 the Board of County Commissioners (BCC) heard the application and approved the use permits, the waivers for landscaping and the design reviews for increased finished grade and alternative parking lot landscaping. The BCC denied the waiver to reduce parking and the design review for the building and site layout. UC-21-0139 was approved with specific design related conditions that the applicant has been working to incorporate into a redesign of the site. The applicant has submitted a request to extend the time to commence the use permits for the place of worship, daycare, and preschool which is a companion item on this agenda. The waivers and design reviews originally approved with UC-21-0139 are not part of the extension of time request and will expire. Staff has requested that the applicant allow these approvals to expire and resubmit these requests as part of an application for the building, site layout, and all other design related issues for the development, which is the subject application. The applicant has submitted a drainage study (PW21-12942) which is currently awaiting concurrence from Clark County Regional Flood Control. The applicant has also been working with the neighbors on the project conducting a meeting with neighbors on September 8, 2022.

Site Plan

The plan depicts an odd shaped lot that is located between Spencer Street and an existing drainage channel. The curvilinear drainage channel located along the eastern portion of the site causes the parcel to get narrower between the northern property line to the southern property line, moving from west to east. The proposed building is located on the eastern portion of the site and is set back a minimum of 74 feet from the eastern property line and drainage channel, 105 feet from the northern property line, and 238 feet from Spencer Street (western property line). There is an existing 15 foot wide drainage easement located along the north property line which prevents landscaping at this location, and is the reason the applicant is requesting waiver of development standards #1. Parking for the facility is located on the western portion of the site and in the area between the building and the flood channel. The plan does depict 8 parallel parking spaces along the north side of the building and 7 spaces located on the northeast corner of the site adjacent to an existing drainage easement. Access to the site is provided from Spencer Street by a single driveway located in the central portion of the street frontage. The plans indicate that the greatest increase in finished grade is in the eastern portion of the lot, which is adjacent to the drainage channel. The facility is required to have a total of 217 parking spaces and 260 spaces are provided.

Landscaping

The plan depicts an attached sidewalk along Spencer Street with a minimum 10 foot wide landscape area adjacent to the street consisting of trees, shrubs, and groundcover. There are no sidewalks with the existing development to the north and south of this site on the east side of Spencer Street; however, the existing developments on the west side of Spencer Street have attached sidewalks. A minimum 6.5 foot wide landscape area is depicted along the south property line and adjacent to the existing drainage channel along the eastern property line of the site. These landscape areas will consist of trees, shrubs, and groundcover. A 10 foot wide landscape area is located along the south side of a portion of the drainage easement on the northern boundary of the site, on the opposite side of a driveway along the north side of the building. This landscape area consists of evergreen trees to help mitigate the impact of the building on the adjacent residential development to the north. Additional landscaping areas are located within the parking areas, and adjacent to the building, which consists of trees, shrubs, and groundcover. Although the number of landscape fingers do not meet code, the required number of trees are provided.

Elevations

The building is 2 stories with a maximum height of 33 feet. The building has a flat roof behind parapet walls which vary in height between 15 feet and 33 feet. The exterior of the building is a combination of decorative metal siding, decorative block, and stucco finish. The plans depict metal shade canopies located above doors and windows on all sides of the building. The color scheme will consist of variations of blues, grays, whites, and earth tone. The plans depict an approximate 92 square foot cross on the west side of the building facing Spencer Street.

Floor Plans

The building is 2 stories with a total area of 25,940 square feet. The first floor has an area of 21,995 square feet and the second floor 3,945 square feet. The second floor will be offices for the place of worship. Within the first floor, the plan indicates that the place of worship will occupy 16,881 square feet, the daycare 1,346 square feet (offices and classrooms) and the preschool 3,768 square feet (offices and classrooms). The majority of the first floor is a multi-purpose area that will be used as the sanctuary for services. The seating can be removed from this space when not needed for services to allow the space to be used as a gym or a large meeting room for church/community functions.

Lighting

The plans indicate recessed light fixtures located under the shade canopies that are above the doors and windows on all sides of the building. There will be a total of 21 light poles located within the parking areas. Each of these light poles will have shielded light fixtures. There will be 6 light poles along the northern boundary of the site that will be 16 feet in height. The remaining 15 light poles will be 20 feet in height and will be distributed equally in the parking areas in front (west) of the building and along the flood channel. A photometric plan submitted by the applicant indicates that the proposed lighting will not have a negative impact on the adjacent developments.

Signage

The plans depict 2 signs for the place of worship consisting of a wall sign and a monument sign. The monument sign is 4 feet in height with an area of approximately 46 square feet. The monument sign is located on the north side of the entrance to the site and is externally illuminated in a way that will not shine light on the abutting residential developments. The wall sign is located on the northwest corner of the building facing Spencer Street with an area of approximately 46 square feet. The sign consists of a logo and letters attached to the side of the building.

Applicant's Justification

The applicant indicates that the site was approved for use as a place of worship, daycare, and pre-school by UC-21-0139. However, the design review for the building and site layout submitted with that application was denied by the BCC. The applicant states they have been working with the neighboring property owners on the design of the site, which included a meeting in September 2022. The subject application has been submitted for review and approval of the facility incorporating concerns expressed during the public hearing for UC-21-0139, the concerns of the neighbors, and to show conformance to the conditions of approval for UC-21-0139. The signage is needed to help identify the site and will not have a negative impact on the abutting properties. Similar requests for waivers and design reviews for landscaping and increase finished grade were approved with UC-21-0139; however, per staff request have been incorporated into this application so all design related issues are part of the same application. The lighting is designed to properly illuminate the site but not negatively impact abutting properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0139	Use permits for a place of worship, daycare, and pre-school with waivers for landscaping and design reviews for alternative parking lot landscaping and increased finished grade*	Approved by BCC	May 2021
UC-0533-95	Place of worship - expired	Approved by PC	May 1995

*The application included a waiver to reduce parking and a design review for the building which were denied by the BCC

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel & undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
ET-23-400024 (UC-21-0139)	Extension of time for a place of worship, daycare, and pre-school is a companion item on this agenda.
VS-023-0133	A request to vacate and abandon a portion of Sur Este Avenue 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

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

There are existing single family residences located along the northern property line of this site which are less intense uses than the proposed facility. Code requires a landscape buffer consisting of large Evergreen trees set 20 feet apart along the northern property line to buffer this site from these existing residences. There is an existing 15 foot wide private drainage easement located along the northern property line which prohibits the planting of trees along the northern property line. The existing 15 foot wide drainage easement is a unique and special circumstance for this property. To mitigate the impact of the proposed building on the existing residences the building will be set back 60 feet from the northern property line and a 10 foot wide landscape area consisting of large evergreen trees is being provided along the south side of the easement. Additionally, a similar waiver of development standards was previously approved for this site; therefore, staff can support this request.

Waiver of Development Standards #2

Spencer Street is a collector street and per Figure 30.64-17 a minimum 15 foot wide landscape area with a detached sidewalk is required adjacent to the street. The plan is depicting an attached sidewalk with a 10 foot wide landscape area. The parcels to the north and south of the site and across Spencer Street to the west consist of single family residences. On the east side of Spencer Street to the north and south of this site there are no sidewalks. There are several single family residences on the east side of Spencer Street that front the street with an assortment of landscaping within the front yards of these lots. The developments on the west side of Spencer Street consist of single family residences that back-up to the street. There is an existing attached sidewalk along the west side of Spencer Street and an approximately 5 foot wide landscape area consisting of shrubs and groundcover. The proposed attached sidewalk is consistent and

compatible with the exiting sidewalk in the area. The proposed 10 foot wide landscape area will also be consistent and compatible with landscaping for existing developments in this area. Additionally, a similar waiver of development standards was previously approved for this site; therefore, staff can support this request.

Waiver of Development Standards #3 and Design Review #4

Table 30.72-1 does not allow wall signs within residential zoning districts. However, special uses, like places of worship and schools that are located in residential zoning districts have been allowed to have wall signs. The signage is used to help identify the facility. The proposed sign is on the west side of the building, facing away from the existing residential development to the north. The proposed wall sign has an area of approximately 46 square feet and is set back approximately 238 feet from the street. Staff finds the wall sign will have limited impacts on the adjacent residential development and can support the waiver. The monument sign is in compliance with the standards of Code; therefore, staff supports the design review for signage.

Design Review #1

To help mitigate the height and mass of the building, increased setbacks are being provided to the existing adjacent residences. The proposed building is being placed on the portion of the site where it will have the least impact on the adjacent residences. The proposed height of the building is within the maximum building height allowed for the R-E zoning district. Therefore, staff can support this design review.

Design Review #2

The proposed spacing for landscape islands and landscaping fingers within parking area does not comply with the standards of Figure 30.64-14; however, the required number of trees for the parking areas are being provided and distributed throughout the site. A similar design review was approved for this site with UC-21-0139. Staff finds the proposed parking lot landscaping complies with the intent of Code to provide landscaping within parking areas to provide shade and break-up large areas of pavement; therefore, staff can support this design review.

Design Review #3

The plans indicate the lighting from this site will not have a negative impact on the abutting residential development and that lighting will be in compliance with Code; therefore, staff can support this design review.

Public Works - Development Review

Design Review #5

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

Staff Recommendation
Approval.

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- "No Parking" signs to be installed along Spencer Street to prohibit on-street parking for this facility.
- Applicant is advised that off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHARLES BUSSEY

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 47500 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING 6750 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-013a</u> DATE FILED: <u>3-14-23</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4-25-23</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>5-17-23</u> FEE: <u>\$ 115000</u>
	PROPERTY OWNER NAME: <u>WALK Church of Las Vegas</u> ADDRESS: <u>8810 S. Maryland Parkway, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-508-9255</u> CELL: <u>N/A</u> E-MAIL: <u>mike@walkchurch.com</u>
	APPLICANT NAME: <u>WALK Church of Las Vegas - Charles M. Bussey</u> ADDRESS: <u>8810 S. Maryland Parkway, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-508-9255</u> CELL: <u>N/A</u> E-MAIL: <u>mike@walkchurch.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawiv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 177-11-601-014

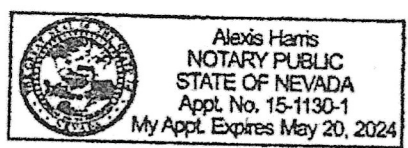
PROPERTY ADDRESS and/or CROSS STREETS: Spencer & Eldorado

PROJECT DESCRIPTION: Design Review for previously approved Place of Worship (UC- 21-0139)

(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.

Charles Bussey
 Property Owner (Signature)* Charles Bussey
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON September 19, 2022 (DATE)
 By Charles Bussey
 NOTARY PUBLIC: CAHA



*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.

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LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 2, 2023

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

WS-23-0132

**RE: Walk Church of Las Vegas
Justification Letter: – Revision 3 Requested by Planning: Waivers of Development
Standards and Design Review for a Place of Worship at Spencer and Eldorado
Assessors' Parcel Number: - 177-11-601-014**

To Whom It May Concern:

On behalf of our Client, Walk Church of Las Vegas, we respectfully submit this application package for waivers of development standards and design reviews for a place of worship. A previous application approved a place of worship (church), daycare facility and pre-school on the site by action on UC-21-0139. Other requests included with the previous application were design reviews for the place of worship, daycare and pre-school and a waiver of development standards to reduce parking was denied by the Board of County Commissioner's meeting on May 19, 2021. The site is zoned R-E, is 3.64 acres and located on the east side of Spencer Street and 360 feet south of Eldorado Lane. Access to the site is from Spencer Street on the west property line.

Since the previous design review for the church was denied, this application is for proposed design that consists of design reviews for the church, daycare facility and pre-school, a sign package with a waiver and a lighting plan.

Project Description:

The proposed church is located on the eastern portion of the site with the parking located on the west side of the site along the Spencer Street frontage of the site. An existing 15 foot wide drainage easement is along the northern property line of the parcel. An existing (concrete lined) drainage channel is along the eastern and southern portions of the site. The church is 33 feet high with 21,995 square feet on the first floor and a 3,945 square foot second floor mezzanine located on the southwest corner of the building. The building is set back 238 feet 10 inches from the west property line and approximately 58 feet from the north property line. A gate is shown across the driveway entrance and is set back 44 from the entry. The gate will remain open during the hours of operation which are as follows:

Church Services and Administrative Hours:

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- Sunday mornings at 9 AM to 10:30 A.M., and 11 A.M. - 12:30 PM.
- Wednesday nights at 6:30-8 PM
- Thursday nights Youth Group at 6:30 P.M to 8:30 P.M.
- Any additional activities, such as Bible Studies and meetings, will be between the hours of 8 A.M. and 9 P. M.

Daycare and Pre-School

- Monday through Friday from 8 A.M. to 6 P.M.
- The gate is closed at all other times.

A 5 foot wide pedestrian pathway is provided from the entry of the driveway to the building. A total of 260 parking spaces including the required accessible spaces are provided where 200 parking spaces are required. A total of nine (9) bicycle spaces are provided as required by Code. The trash enclosure and loading area are located on the northeastern portion of the site adjacent to the drainage channel on the eastern property line and more the 63 feet 6 inches from the north property.

A voluntary neighborhood meeting was conducted on September 8, 2022, at the Original Sunrise Café at 6:30 PM. We had a total of 28 attendees at the meeting including the Commissioner's Liaison and a Team member from Public Works.

Landscaping:

The landscape plans depict a previously approved 5 foot wide attached sidewalk with a 10 foot 6 inch wide landscape strip where a 10 foot wide strip was previously approved along Spencer Street. Along the south and east property lines are 6 feet 6 inch wide landscape area to screen and buffer these portions of the site. A 6 foot high decorative wall is proposed along the northern property line. A 10 foot wide intense landscape buffer is depicted along a portion of the northern property line adjacent to the church to screen and buffer this area from the residences to the north. The intense landscaping depicted along a portion of the north property line provides landscaping which enhances the area since an alternative landscape waiver was approved along the north property line. Waiver #2A along the north property line was approved per UC-21-0139. The plans show intense landscaping along the north property line adjacent to the place of worship. The aforementioned application also approved an attached sidewalk with a 10-foot-wide landscape area along the sidewalk as well as alternative parking lot landscaping.

Floor Plan:

The proposed floor plan is a 21,995 square foot with the first floor comprising of a sanctuary (16,881 square feet); classrooms and office areas (1,346 square feet) and school (300 square feet) and other accessory and incidental areas. The second floor is a 3,945 square foot mezzanine level with administrative offices resulting in a total square footage of 25,940 square feet for the building. This second floor mezzanine level is located on the southwestern portion of the building and site.

The previous plans a total square footage of 31,080 square foot church but the design review was denied. The proposed design submitted for this application shows a reduction in the overall square footage and footprint of the church.

Elevation:

The proposed height of the church is 33 feet. The previous design was a maximum height of 33 feet 6 inches that design was denied. The proposed material for the proposed church includes stucco finishes, stone veneer, travertine, cement plaster and wood paneling with a color scheme pulled from the existing colors in the area to blend more with the neighborhood. The color scheme and design features, and enhancements also blend in with the neighbor and the desert scape.

Signage:

Two signs are proposed for the place of worship (church). A four (4) foot high, 61.87 square foot monument sign is proposed on the west property line along the Spencer Street frontage. The sign will not be internally illuminated but will have lights placed on the ground below in the landscape area to shine on the sign.

The following are the required applications:

Waiver of Development Standards:

1. Allow a 45.325 square foot wall sign in a residential district (R-E) where not allowed by Code.

Justification:

The proposed wall sign is located on the west wall of the church facing Spencer Street. The building and wall sign are more than 238 feet from Spencer Street and is not illuminated and, therefore, will not impact the residential development to the west or area. Additionally, the residential development is across Spencer Street, therefore, if the parcel was zoned CRT or C-P this sign request will meet the Code requirements.

Per a request from Current Planning (Al Laird), the following previously approved Waivers of Development Standards by action on UC-21-0139 (see attached email) are added to this application. The reason provided is that Planning will prefer that all design related applications although previously approved be expunged from the extension of time application and added to this proposed application.

2a. Waive landscaping adjacent to a less intense use (along the north property line) where landscaping per Figure 30.64-11 is required (previously approved).

Justification:

This request is necessary because of the existing drainage easement along the north property line. Although, the application was approved the plans currently under review depicts the required landscaping adjacent to a portion of the north property line (less intense use) as a screening and buffering in the areas adjacent to the building. The landscaping is provided to ensure that the residences along the portion of the site with the buildings is buffered.

2b. Permit alternative landscaping with an attached sidewalk along a collector street (Spencer Street) where a landscape area with a detached sidewalk per Figure 30.64-17 is required (previously approved).

Justification:

This request is necessary because the existing sidewalks in the area are attached, therefore, the proposed will provide a consistent design along the street frontage. The application was previously approved and the proposed plans for the subject application was designed per the previous approval and fits into the overall character of the area especially the areas with attached sidewalks.

Design Reviews:

1. A proposed Place of Worship.

Justification:

The proposed Place of Worship is an appropriate and compatible use for the site. The church is design is to match and complement the architectural materials, colors, enhancements, and other design elements in the area. The plans comply with design elements as outlined in Title 30 and complements the adjacent area. The use and design are appropriate, complements and enhances the immediate area.

2. A Lighting Plan

The lighting plan is submitted to comply with a previous condition based on the action of the special use permit approval on the site. The lighting plan complies with Code requirements. The

plan consists of a total of six, 16 foot high poles along the north property line and shielded as required by Code. The light poles in the other areas of the site are 20 foot high.

Justification:

3. A Sign Plan

Justification:

The signage requested is minimal and will serve to identify both the church and its location. The signs as designed to ensure there is no impact on the adjacent residential development.

The proposed applications are a design review as conditioned for a previously approved place of worship and is designed to fit into the adjacent neighborhood. The design of the church is a result of various meetings with neighbors who met in small groups, collaborating with the applicant and the design professionals involved in the project. These meetings culminated into a neighbor meeting on September 8, 2022, with neighbors who asked questions, expressed their opinions (mainly concerns about traffic, the hours of operation and other activities) and provided suggestions to mitigate some impacts. The intent of the application is to address conditions and work to make the use appropriate and compatible with the existing uses in the area and complies with the general goals and policies outlined in the Comprehensive Plan special uses in existing and established residential areas.

Per a request from Current Planning (Al Laird), the following previously approved Design Reviews by action on UC-21-0139 (see attached email) are added to this application. The reason provided is that Planning will prefer that all design related applications, although, previously approved be expunged from the extension of time application and added to this proposed application.

- 4. Permit alternative parking lot landscaping lot parking where landscaping per Figure 30.64-14 is required. (previously approved)**

Justification:

The plans as designed is per the previous approval and will not impact the site because a landscaping waiver that was approved for the north property line is now provided along a portion of the north property line in effect is an additional landscaping for the site.

- 5. Increase the finished grade to 60 inches (5 feet) where a maximum of 36 inches (3 feet) is the standard at the time. (previously approved)**

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Justification:

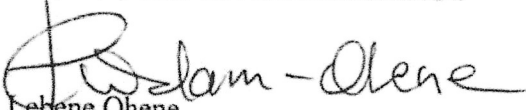
The requested finished grade was previously for the site. However, with the redesign of the site and based on the Drainage Study the proposed finished grade submitted with is application is lower than the previous approval. The current plans depict a finished grade of up to four (4) feet two (2) inches, which is lower than the previous approval. The proposed finished grade will not impact the adjacent areas because the grade was also lowered to ensure that the height of the building is also lower than is allowed in the zoning district.

We appreciate your consideration in the review and positive recommendation for the proposed design review of the place of worship and accompanying applications.

Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

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Email Address: derb89147me@gmail.com
Cell Phone: 702-277-5783
Best Daytime Contact Phone: SAME

Section II: Secondary Contact

Name: GIRMA ZAID, Little Ethiopia Project Sub-Committee, Chair
Home Address: 4850 W FLAMINGO RD #13A
City/State/Zip Code: LAS VEGAS, NEVADA 89103
Email Address: girmazaid@yahoo.com
Cell Phone: 702-275-1158
Best Daytime Contact Phone: SAME

Section III: Proposed Cultural District

Proposed Cultural District Name: LITTLE ETHIOPIA

Provide a description of the proposed cultural district boundaries. The description shall include the cardinal designations (north, east, south, and west) on any of the major cross streets listed. Please note that the proposed boundaries shall be small enough to develop a sense of identity and community among residents, businesses, and organizations. Additionally, please note that the proposed boundaries must be contiguous, not overlap with other cultural districts, and not encompass any portion of the Las Vegas Strip. (Reminder: The proposed cultural district boundaries must be in unincorporated Clark County.)

NORTHERN BOUNDARY-TWAIN

SOUTHERN BOUNDARY-UNIVERSITY DRIVE

WESTERN BOUNDARY-500FT FROM DECATUR

EASTERN BOUNDARY-500 FT EAST OF DECATUR

If applicable, please provide a map of the proposed cultural district upon submission.



Cultural District Designation Application

(Note: This document and accompanying materials become public record once received by Clark County.)

Due to Clark County's rapid growth, the population of the County is becoming more and more diverse. Clark County has benefited and will continue to benefit in countless ways from the contributions of its many ethnic communities. Many of the visitors to Clark County immerse themselves in the unique cultures, aesthetic, and artistic traditions found across the County. Clark County has the ability to create an effective strategy to strengthen areas of the County that represent cultural heritages.

The Clark County Board of County Commissioners (County Commission) adopted the Clark County Cultural District Designation Policy (Policy). The Policy seeks to preserve, strengthen, and promote our cultural assets and diverse communities, so that individuals, families, businesses, non-profit organizations, community arts, places of worship, and education institutions are able to live, work, and prosper within the County.

For the purpose of the Policy and this application, cultural district shall mean a well-defined geographic area within unincorporated Clark County that embodies a unique cultural heritage. Cultural heritage is defined as containing a concentration of cultural and historic assets, culturally significant enterprise, arts, services, or businesses and a significant portion of its residents or people who spend time in the area.

If you or an organization that you are a member of wishes to apply for a cultural district designation, please complete this application. Following receipt of the application, a representative from Clark County will be in touch to discuss the next steps and answer any questions.

If you have any questions related to the Policy or this application, please email AdministrativeServices@ClarkCountyNV.gov.

Section I: Primary Contact

Name: DEREBEW NEGASH, Ethiopian Community of Las Vegas, Chair

Home Address: 4270 CAMERON AVE #6a

City/State/Zip Code: LAS VEGAS, NEVADA

Describe how the proposed geographic area is distinguished by a concentration of cultural resources that play a vital role in the lives and cultural development of the community. In your response, please provide details about structures, residents, businesses, non-profit organizations, community arts, places of worship, educational institutions, and cultural activities. If you need additional space, please attach an additional sheet of paper.

There are an estimated 40 thousand Ethiopian immigrants who have made Clark County their home. They are hard working members of our community. Small business owners bring rich diverse culture that complements our diversity. The Ethiopian community of Clark County has 5 orthodox churches, 7 Protestant churches, and 1 Muslim Community Center and place of worship. There are 17 restaurants, coffee shops and mini marts that serve delicious Ethiopian dishes flavored with home made spices and herbs patronized by local residents of Clark County, and others (tourists) coming from many different countries, while shopping in many Ethiopian owned cultural clothing and jewelry stores. In total, there are over 50+ small businesses, owned and operated by Ethiopian immigrants in the County. The Ethiopian Community Center is the hub for this community. It is a place for tutoring, mentoring youth to maintain their culture and religious faith, Spring Valley and Paradise are homes for many Ethiopians

Describe if there are any significant events and/or festivals that highlight the community's unique cultural identity. If you need additional space, please attach an additional sheet of paper.

- Ethiopian New Years Day-September 11
- Meskel (Celebration of the finding of the true cross- January
- Ethiopian Christmas-January 7
- Timket (Ethiopian Epiphany) the baptism of our Lord Jesus Christ)
- Ethiopian Easter-April
- Eid Al Fitr-June
- Other Biblical annual celebrations throughout the year

Describe the cultural values and contributions that the establishment of the cultural district would help to preserve. If you need additional space, please attach an additional sheet of paper.

The designation will help in the preservation and celebration of the Ethiopian culture and religious traditions while introducing this 3000 year old Ethiopian culture and history to the residents of Clark County and entertain the tourists who visit our City, that makes Clark County a diverse community. It introduces the delicious Ethiopian food and authentic Ethiopian coffee drinking ritual which is a unique experience by itself that has gained popularity by its patrons, the locals in particular. We pride ourselves with thousands of years of history, land of Lucy (Oldest Human Skeleton found in Ethiopia), origin of the coffee bean and decendancy from King Solomon and the Queen of Sheba of Ethiopia. We strive to bring the Ethiopian experience to our County of Clark residents without having to travel to Ethiopia. We also take pride to be a part of the most diversified County.

Please provide any other additional comments or information related to the proposed cultural district that have not yet been provided. If you need additional space, please attach an additional sheet of paper.

Section IV: Certification

I verify by my signature below that all statements made on this application, as well as any information attached hereto, are true and complete to the best of my knowledge. I acknowledge that I have read the Clark County Cultural District Designation Policy and understand the requirements set forth in the Policy. With my signature below, I understand that all costs to create and maintain a cultural district will be borne by myself or my organization. I understand that an electronic signature has the same weight and effect as a handwritten signature. Furthermore, I understand that an incomplete application and any modifications to this application will not be accepted or considered.


Signature

LITTLE ETHIOPIA PROJECT SUB-COMM CHAIR

02/01/2023

Date

Hand Deliver Application to:

Clark County Administrative Services
6th Floor
500 S. Grand Central Parkway
Las Vegas, NV 89155

Fax Application to:

(702) 455-3558

Mail Application to:

Clark County Administrative Services
6th Floor
P.O. Box 551712
Las Vegas, NV 89155-1712

Email Scanned Copy to:

AdministrativeServices@ClarkCountyNV.gov