



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 25, 2024

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 be 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 June 11, 2024. (For possible action)
- IV. Approval of the Agenda for June 25, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

- 1. **AR-24-400028 (UC-22-0668)-MEJIAS DAISY OLAZABAL:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.
DESIGN REVIEW for a daycare on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/jm/ng (For possible action) PC 7/16/24
- 2. **VS-24-0235-PROLOGIS LP:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/my/ng (For possible action) PC 7/16/24
- 3. **WS-24-0228-UMANA WILLIAM & RAMIREZ FLORIDA:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Newton Drive, approximately 200 feet west of Nellis Boulevard within Paradise. TS/rp/ng (For possible action) PC 7/16/24
- 4. **WS-24-0255-CHEN, ENHUA & STEPHANIE:**
WAIVER OF DEVELOPMENT STANDARDS to increase the hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Desert Inn Road, approximately 100 feet east of Frontier Street within Paradise. JJ/dd/syp (For possible action) PC 7/16/24
- 5. **AR-24-400055 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for reduced parking on 0.7 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Shirley Street and the north side of Radkovich Avenue within Paradise. JG/my/ng (For possible action) BCC 7/17/24

6. **UC-24-0231-CHOICE 3D LLC:**
USE PERMIT for a monorail on 27.63 acres in a CR (Commercial Resort) Zone, a CG (Commercial General) Zone, and an RM50 (Residential Multi-Family) Zone in the Airport Environs (AE-60, AE-70, & AE-75) Overlays. Generally located between Paradise Road and University Center Drive and between Sierra Vista Drive and Hacienda Avenue within Paradise. TS/JG/bb/ng (For possible action) **BCC 7/17/24**
7. **VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:**
VACATE AND ABANDON a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action) **BCC 7/17/24**
8. **UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:**
USE PERMIT for a multi-family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce and eliminate landscaping; and 3) allow modified driveway design standards.
DESIGN REVIEW for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palos Verde Street and the south side of Albert Avenue within Paradise. TS/JG/md/syp (For possible action) **BCC 7/17/24**

VII. General Business (For possible action)

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

IX. Next Meeting Date: July 9, 2024.

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

June 11, 2024

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

Michael Huling; 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 May 28, 2024 Minutes

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

Approval of Agenda for June 11, 2024

Moved by: Williams
Action: Approve with change
Vote: 5-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:**
HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action) **BCC 6/5/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

2. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 6/18/24**

HELD indefinitely per Applicant

3. **UC-24-0186-NICOLA HACIENDA LP:**
USE PERMIT for a recycling center in conjunction with an existing industrial park on a portion of 4.47 acres in an IL (Industrial Light) Zone. Generally located on the south side of Hacienda Avenue, 600 feet west of Valley View Boulevard within Paradise. MN/mh/ng (For possible action) **PC 7/2/24**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-24-0193-BOTACH PROPERTY, LLC:**
USE PERMIT for financial services on 0.68 acres in an IL (Industrial Light) Zone. Generally located on the north side of Hacienda Avenue and the east side of Procyon Street within Paradise. MN/tpd/ng (For possible action) **PC 7/2/24**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **UC-24-0195-RAYMOND MANAGEMENT CO, LLC:**
USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse on a portion of 7.36 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the southwest corner of Post Road and Dean Martin Drive within Paradise. MN/sd/ng (For possible action) **PC 7/2/24**

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

6. **WS-24-0179-ESPEJEL ARMANDO GALINDO ETAL & ROMERO-ALARCON MA ELEAZAAR:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for accessory structures in conjunction with an existing single-family residence on 0.34 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Raymert Drive, 145 feet east of Sandhill Road within Paradise. TS/tpd/ng (For possible action)
PC 7/2/24

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

Williams abstained from comment and vote. Received a notification card via postal mail

7. **WS-24-0201-CUNNINGHAM KEVIN THOMAS REVOCABLE LIVING TRUST & CUNNINGHAM KEVIN THOMAS TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence in conjunction with an existing single-family residence on 0.21 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Zicker Avenue, 100 feet east of Indian Run Falls Lane within Paradise. MN/mh/ng (For possible action)
PC 7/2/24

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

8. **ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)
BCC 7/3/24

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

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be June 25, 2024

IX. Adjournment

The meeting was adjourned at 7:55 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-40028 (UC-22-0668)-MEJIAS DAISY OLAZABAL:

USE PERMIT FIRST APPLICATION FOR REVIEW for a daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.

DESIGN REVIEW for a daycare on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/jm/ng (For possible action)

RELATED INFORMATION:

APN:

161-20-510-063

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate landscaping adjacent to a less intensive use where landscaping is required per Figure 30.64-11 (a 100% reduction).
- b. Eliminate street landscaping along Flamingo Road where 15 feet of landscaping is required per Section 30.64.030 (a 100% reduction).
- c. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14 (a 100% reduction).
2. Reduce drive aisle width to 20 feet where 24 feet is the minimum per Table 30.60-4 (a 17% reduction).
3. Reduce the setback for a trash enclosure to 6 feet where 50 feet is required from any residential development per Section 30.56.120 (88% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4787 E. Flamingo Road
- Site Acreage: 0.16
- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,273
- Parking Required/Provided: 5/5

Site Plan

The approved site plan depicts a single story single-family residential building that was rehabilitated from its current condition and serve as a daycare facility. Parking spaces are in front of the residence, which is in the center of the parcel. A trash enclosure is located on the east exterior and is adjacent to an existing single-family residence. A total of 5 parking spaces are required and provided.

Landscaping

The approved landscape plan depicts little to no landscaping on this parcel. No landscaping is provided along Flamingo Road, within the parking lot or adjacent to a less intensive use. The lack of landscaping was the subject of the waiver of development standards above. In addition, no landscaping was proposed for the front area which is completely hardscaped.

Elevations

The approved elevation plans depict an existing building originally built as a single-family residence. The maximum height is 13 feet. The exterior is constructed with a stucco finish and is painted white in color.

Floor Plans

The approved floor plans depict a floor plan with 4 classrooms and an office (the classrooms and the office are 795 square feet and 75 square feet, respectively). The applicant stated that they will provide the requisite playground equipment (mandated by the state for all daycare facilities that provide daycare to children) in the rear yard.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0668:

Current Planning

- 1 year to review as a public hearing;
- Limited to 4 employees and 15 children;
- Install hanging plants on the building frontage.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 a condition of their Notice of Final Action (NOFA) required a 1 year review as a public hearing and they have met the other conditions of having hanging plants and limited the number of employees and students as well.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0668	Daycare, waivers to eliminate landscaping, drive aisle width, and trash enclosure setback	Approved by PC	March 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (CM)	SG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East & West	Neighborhood Commercial (NC)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A review was required per the Notice of Final Action for application UC-22-0668. Applicant has demonstrated compliance with conditions and/or how project is progressing through the development process, or is not impacting the surrounding neighborhood, community, or streets. If the Application for Review was required to address a specific issue not listed above, the applicant has addressed the concern from the application which required the Application for Review.

Staff is unaware of any complaints or concerns about this site. The applicant stated that the previous condition regarding the number of staff and children has been met. Also, they have photos showing the hanging plants have been installed on the building frontage. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MEJIAS DAISY OLAZABAI

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

DRAFT

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0235-PROLOGIS LP:

VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/my/ng (For possible action)

APN:

162-18-503-020

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is seeking to vacate a public ingress/egress easement located on parcel 162-18-503-020. This request is to meet one of the conditions of approval imposed by Public Works on WS-22-0685. The easement, measuring 626 square feet in area, is a driveway located at the northeast corner of the site and was conditioned to be either removed entirely or aligned to match the southern driveway that extends to Pioneer Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0685	Waived development standards for street landscaping and site improvements; and a design review for distribution center	Approved by BCC	March 2023
NZC-0319-11	Reclassified from H-1 to M-1 zoning with waivers for site improvements; and a design review for mini-warehouses	Approved by BCC	October 2011
UC-1439-06	Expansion of the Gaming Enterprise District and high-impact resort hotel with casino; with deviations for airspace encroachment and tandem valet parking; and design review for high-rise resort hotel/casino with water features	Approved by BCC	November 2008
ZC-1276-06	Reclassified from C-2 and M-1 to H-1 zoning	Approved by BCC	November 2006
WS-1727-04	Waived development standards to increase building height; with a design review for high-rise condominiums and shopping center	Approved by PC	November 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0592-04	Reclassified from M-1 to C-2 zoning; with a use permit to increase building height; waivers to reduce setbacks, building height, and loading spaces; and a design review for a high rise hotel with shopping center	Approved by BCC	July 2004
VC-0643-98	Appeal variances for setback reductions, size of lot, zone boundary wall, paved parking, accessory structure requirements, and trash enclosure	Approved by PC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL (Industrial Light)	Office park
South	Entertainment Mixed-Use	IL (Industrial Light)	Undeveloped land
East	Entertainment Mixed-Use	IL (Industrial Light)	Undeveloped land
West	Entertainment Mixed-Use	IL (Industrial Light)	Outdoor storage

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 easements are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LISA BRADY

CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

Planner
Copy



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-18-503-020

PROPERTY ADDRESS/ CROSS STREETS: W. Desert Inn Rd & S. Valley View Blvd.

Driveway to be vacated

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Prologis LP
ADDRESS: 1800 Wazee Ste. 500
CITY: Denver STATE: CO ZIP CODE: 80202
TELEPHONE: 702-891-9141 CELL 702-217-5460 EMAIL: lbrady@prologis.com

APPLICANT INFORMATION (must match online record)

NAME: Prologis LP
ADDRESS: 1800 Wazee Ste. 500
CITY: Denver STATE: CO ZIP CODE: 80202 REF CONTACT ID # _____
TELEPHONE: 702-891-9141 CELL 702-217-5460 EMAIL: lbrady@prologis.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley Horn & Associates
ADDRESS: 6671 Las Vegas Blvd South Ste. 320
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-786-1830 CELL _____ EMAIL: treasea.wolf@kimley-horn.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Lisa M. Brady
Property Owner (Signature)

Lisa M. Brady
Property Owner (Print)

4/1/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS 24-0235

PC MEETING DATE 7/16/24

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY MY

DATE 5/15/24

FEES \$1200

DATE 6/25/24

\$1200

2

VS-24-0235

anner
Copy

Kimley»»Horn

April 18, 2024
Project No. 192054013

Clark County
Current Planning
500 S. Grand Central Pkwy.
Las Vegas, Nevada 89155

**RE: JUSTIFICATION FOR PUBLIC INGRESS/EGRESS VACATION ALONG DESERT
INN FOR PROLOGIS INDUSTRIAL PROJECT**

To Whom It May Concern:

This letter is to provide justification, for the request by Prologis LP, for the following vacation on the proposed industrial development (APN 162-18-503-020):

- Driveway public ingress/egress easement

Due to the new industrial project combining parcels and new layout, new driveways in different locations are proposed along Desert Inn and Pioneer for access to the new site development, therefore, this existing driveway and access will be removed. The existing driveway public ingress/egress easement will need to be vacated.

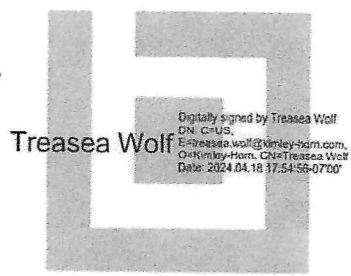
This vacation request is per the conditions of WS-22-0685 and all other private vacations by this land use are in process or completed.

We look forward to working with Clark County on this vacation and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
Kimley-Horn



Treasea Wolf, P.E.
Project Manager



2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0228-UMANA WILLIAM & RAMIREZ FLORIDA:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Newton Drive, approximately 200 feet west of Nellis Boulevard within Paradise. TS/rp/ng (For possible action)

RELATED INFORMATION:

APN:

161-20-811-023

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing carport to 11 feet where a minimum of 20 feet is required per Section 30.02.06 (a 45% reduction).
- b. Reduce the interior side setback for an existing carport to 1 foot where a minimum of 5 feet is required per Section 30.02.06 (an 80% reduction).
- c. Reduce the rear setback for an existing storage building to 3 feet where a minimum of 5 feet is required per Section 30.02.06 (a 40% reduction).
- d. Reduce the interior side setback for an existing storage building to 3 feet where a minimum of 5 feet is required per Section 30.02.06 (a 40% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4953 Newton Drive
- Site Acreage: 0.14
- Project Type: Setback
- Number of Stories: 1
- Building Height (feet): 10 feet 6 inches (accessory storage building), 9 feet (carport)
- Square Feet: 225 (accessory storage building), 800 (carport)

Site Plan

The plan depicts an existing single-family residence with an existing attached carport to the front and side that is set back 1 foot from the east side property line and 11 feet, 6 inches from the front property line. The plan also depicts an existing storage building in the back of the property

that is set back 3 feet from the side and rear property lines. The carport is 800 square feet and the storage building is 225 square feet. The applicant indicates that the white tents in the front and rear of the residence will be removed. Both the carport and the accessory storage building were constructed without building permits

Landscaping

There are no proposed changes to landscaping associated with this application.

Elevations

The photo depicts a 10 feet 6 inches tall storage building with a pitched, shingle roof. The structure features stucco material and a gray tone. The photos show a wood 9 feet tall carport. The structures do not match the primary home. The photos depict the primary house was made of grey brick.

Floor Plans

The plan depicts an 800 square feet carport and a 225 storage building.

Applicant's Justification

The applicant states that they would like to request a waiver of development standards to reduce setback for the carport and the accessory structure. The applicant stated that the existing landscaping will not be changed and the white tents in the front and rear yard will be removed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Place of worship & school
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

Code Enforcement case (CE-23-17178) for building without permits is currently active on this property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks help preserve the appeal of a neighborhood as well as mitigate impacts and possible safety issues for adjacent properties. Staff finds that the location of the accessory structure and carport may have adverse effects on the adjacent properties to the east, south, and west. The proposed setback reductions are a self-imposed hardship, and the applicant has not provided a compelling justification for approval of these requests or alternatives to mitigate the negative impacts on the surrounding area. Also, the carport and storage building are not architecturally compatible with the primary house. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM UMANA

CONTACT: WILLIAM UMANA, 4953 NEWTON DRIVE, LAS VEGAS, NV 89121

DRAFT

Justification Letter

We the owners of 4953 Newton Drive would like to submit a waiver of Development Standards, as well as a Special Use Permit. The waiver would be used on a setback for the carport to be 11.6 feet and the side of the carport to be 1 foot. With the carport's total square feet being 799.4 square feet.

The other additions being the shed-225 square feet, the patio – 156 square feet, and the carport – 799.4 square feet. In total the combined square footage would add up to 1,180.4 square feet.

We'd also like to waive the side and rear yard set back of the existing shed both to 3 feet. As for the existing landscape that will not be changed, and our home have the required 2 parking spaces. Lastly, the white tents in the front yard and rear yard will be removed.

- **Design review for not being architecturally compatible (the carport, shed, patio).**
- **We do have a code enforcement CE-23-17178 for carport.**
- **Currently the shed is being use for storage.**
- **The material of the carport and patio cover is wood, and the shed is stucco, however, the materials does not match the primary home.**

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0255-CHEN, ENHUA & STEPHANIE:

WAIVER OF DEVELOPMENT STANDARDS to increase the hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.2 acres in a CP (Commercial Professional) Zone.

Generally located on the south side of Desert Inn Road, approximately 100 feet east of Frontier Street within Paradise. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-110-010

WAIVER OF DEVELOPMENT STANDARDS:

Increase the hardscape area within the front and side yards hardscape to 100% where 60% is the maximum allowed per Section 30.04.01(D) (a 67% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4807 W. Desert Inn Road
- Site Acreage: 0.2
- Project Type: Single-family residence

History & Site Plan

In 2002, ZC-02-0604 was approved to convert the subject parcel and 16 others from RS5.2 (formerly R-1) to CP (formerly CRT). The subject parcel, however, has never been converted to a commercial use.

The plan depicts an existing single-family residence that was constructed in 1972 with direct access from Desert Inn Road. The residence is shown as being set back 60 feet from the front property line. According to aerial photographs, the front and side yards were completely paved sometime between 2010 and 2011. There are no other changes proposed to the property with this application.

Applicant's Justification

The applicant states the property was purchased in 2019, and that at time of purchase they were unaware of the previous land use history that changed the zoning of the property. Additionally, the applicant states that the other 16 properties related to the original land use approval lack front landscaping as well.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0604-02	Reclassified from R-1 to CRT zoning to allow for commercial uses along Desert Inn Road	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Neighborhood Commercial	CP	Single-family residential
West	Neighborhood Commercial	CP	Financial office

Clark County Public Response Office (CCPRO)

Code enforcement case (CE-21-07152) for hardscape over 60% in the front yard is currently active on the site.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

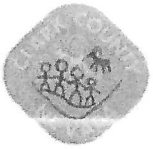
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ENHUA CHEN

CONTACT: JOE TSENG, 11025 TURNLIINGTON LANE, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-18-110-010

PROPERTY ADDRESS/ CROSS STREETS: 4807 W. Desert Inn Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver for condition 30.40.01 because at time of purchase the land use requirements were not disclosed to me and there were no landscaping. Also, all properties down the street does not have the required stated landscaping requirements. However, I am the only one getting code enforcement notices.

PROPERTY OWNER INFORMATION

NAME: Enhua Chen

ADDRESS: 5 Wild Ridge Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____

CELL 702-682-7893

EMAIL: skyys7@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Enhua Chen

ADDRESS: 5 Wild Ridge Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 218796

TELEPHONE: _____

CELL 702-682-7893

EMAIL: skyys7@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Joe Tseng

ADDRESS: 11025 Turlington Ln.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 274532

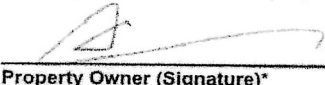
TELEPHONE: _____

CELL 702-682-7893

EMAIL: skyys7@yahoo.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.



Enhua Chen

5/2/202

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) W5-24-0255

ACCEPTED BY DD

PC MEETING DATE 07/16/2024

DATE 05/22/2024

BCC MEETING DATE X

FEEs 11800

TAB/CAC LOCATION Paradise

DATE 06/25/2024

WS-24-0255

To whom this may concern,

I'm writing for the property address 4807 W. Desert Inn Rd. (Parcel # 162-18-110-010). I purchased this property back in 2019, I am the 7th owner of this property. The previous 6 sales with the land use ZC-02-0604 condition attached to 17 other lots were not disclosed with the sale at the time of my purchase. Currently there is a case # WS 23-0214 and a code violation case # CE 21-07152, which I am the only person getting. I am wanting a waiver of conditions 30.40.01 that says single family residences can not have more than 60% hardscape in the front yard since it didn't have any landscaping at time of purchase and none of the other 16 lots are in compliance and this would allow me to stop getting fines and feel discriminatory targeted for this unenforceable code that was created long ago.

Sincerely

Enhua Chen

Current owner for parcel # 162-18-110-010

4

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400055 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for reduced parking on 0.7 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the west side of Shirley Street and the north side of Radkovich Avenue within Paradise. JG/my/ng (For possible action)

RELATED INFORMATION:

APN:

162-27-510-010; 162-27-510-099

WAIVER OF DEVELOPMENT STANDARDS:

Allow a reduction in parking to 20 spaces where 36 spaces are required per Table 30.64-1 (a 44.4% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4969 & 4981 Shirley Street
- Site Acreage: 0.7
- Project Type: Youth referral service
- Number of Stories: 1
- Building Height (feet): 17.5
- Square Feet: 4,630
- Parking Required/Provided: 36/20

Site Plans

On the northern parcel, the approved plans depict an existing residence with a proposed addition on the west side of the existing building. There are 14 on-site parking spaces provided with 12 parking spaces on APN 162-27-510-099, 2 parking spaces (1 accessible, 1 parallel) on APN 162-27-510-010, and 6 on-street parking spaces are available for a total of 20 parking spaces provided. Ingress to the northerly parcel is from an existing driveway on Shirley Street with egress to the property to the south. The proposed addition is located on the west side of the existing building and is set back 15 feet from the north property line, 15 feet from the west

property line, and 1 inch from the south property line. A bicycle parking rack for 4 spaces is located adjacent to the north property line.

Landscaping

The approved plans show that some existing landscaping in the front yard adjacent to the south property line will be removed to provide egress to the parcel to the south. The existing walls around the property will be maintained with added pedestrian walkways located around the building. An approved 6 foot 8 inch wide landscape area is provided along the front property line south of the existing driveway which will include plant materials such as Chitalpa, Mexican Bush Sage, Outback Senna, and Mexican Blue Sage. The landscape area north of the building includes shrubbery, and the landscape area west of the building includes bench seating and tables, small trees with edible fruits (such as apple, peach, and almond trees), and miscellaneous shrubbery. A landscape area is provided between the ingress drive aisle and the building entry.

Elevations

The approved design of the building refurbishment and expansion include design elements of the existing building such as brick veneer and roof pitch. The existing single-story building has an overall height of 12 feet with a chimney at a height of 14 feet 6 inches. The proposed addition will have an overall height of 17 feet 5 inches to provide for screening around new roof mounted mechanical equipment. The roof-height of the addition is 14 feet 6 inches. Exterior materials include salvaged brick veneer on all elevations, painted stucco, and metal equipment screen. A proposed metal canopy entry feature will be located west of the building entrance.

Floor Plans

The approved plans depict an interior redesign of the existing building and the addition space that includes offices, storage, reception area, meeting rooms, kitchen, and restrooms.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400078 (UC-18-0406):

Current Planning

- Until July 3, 2024 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400065 (UC-18-0406):

Current Planning

- Until July 3, 2022 to commence and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-18-0406:

Current Planning

- 2 years to review parking as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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

- Replace the residential pan driveway with a minimum 12 foot wide commercial pan driveway per Uniform Standard Drawing 224;
- Post signs on-site to indicate which driveways are one-way only.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; to contact CCWRD customer service to confirm that their sanitary sewer use codes are correct for their existing plumbing fixtures upon approval of change in property use; and that if any plumbing fixtures are added or modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states that they have complied with all conditions.

Prior Land Use Requests (162-27-510-099)

Application Number	Request	Action	Date
ET-22-400078 (UC-18-0406)	Second extension of time for a youth referral service	Approved by BCC	August 2022

Prior Land Use Requests (162-27-510-099)

Application Number	Request	Action	Date
ET-22-400036 (WS-19-0680)	Second extension of time for a youth referral service	Approved by BCC	May 2022
ET-20-400065 (UC-18-0406)	First extension of time for a youth referral service	Approved by BCC	August 2020
WS-19-0680	Waiver of Standards and Design Review to reduce height setback ratio and exterior design modifications	Approved by BCC	October 2019
UC-18-0406	Youth referral service with a design review and waivers for landscaping, trash enclosure, height setback, reduced parking, and alternative driveway geometrics	Approved by BCC	July 2018
WC-18-400139 (ZC-1624-05)	Waiver of conditions related to prior zone change	Approved by BCC	July 2018
ET-400128-13 (ZC-0510-10)	Extension of time for youth referral service	Approved by BCC	February 2014
ZC-0510-10	Reclassified from R-1 to C-P zoning with waivers to reduce parking, reduce landscaping, reduce separation for a trash enclosure, increase wall height, and reduce throat depth, and design review for an expansion to the existing youth referral service	Approved by BCC	December 2010
ET-400309-09 (UC-0899-08)	First extension of time for youth center	Approved by BCC	December 2009
ET-400308-09 (WS-1344-07)	First extension of time for youth shelter	Approved by BCC	December 2009
ADET-901266-09 (UC-0899-08)	Administrative extension of time for a conversion of a residence to a youth shelter	Approved by ZA	November 2009
UC-0899-08	Quasi-public facility for northern portion of the site – expunged by ZC-0510-10	Approved by BCC	October 2008
WS-1344-07	Alternative landscaping, reduced drive aisle, and reduced driveway width for a residential conversion for the northern portion of the site	Approved by BCC	December 2007
ZC-0829-06	Reclassified from R-1 to C-P zoning to convert a residence to an office for the northern portion of the site	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Neighborhood Commercial	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A public hearing was required to review parking. The parking analysis and site plan show that the applicant's parking is in line with their request to have a reduced amount due to pedestrian arrivals at the facility and nearby street parking. Staff can support this request; however, staff recommends another review period to ensure that parking is not a problem.

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 July 3, 2025 to review.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH

CONTACT: BRAZEN ARCHITECTURE, 900 LIBERACE AVENUE, C111, LAS VEGAS, NV 89109

AR-24-400055



Department of Comprehensive Planning Application Form PLANNER COPY

ASSESSOR PARCEL #(s): 162 275 10 010

PROPERTY ADDRESS/ CROSS STREETS: 4969 Shirley Street, Las Vegas, NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

Revised zoning from R-1 Residential to C-P Commercial Professional. Improve and add area to existing building. Demolish & replace walls, roofs, partial structural system, HVAC system, lighting, power, and finishes in existing building. Demolish existing pool and south site wall for building material reuse. Install new concrete slab, walls, roof, windows, doors, structural system, HVAC system, lighting, security, data, power, and finishes. Install new fence & gate, site elements, plantings, sidewalks, decorative paving, parking, and entry shade canopy. *(UC)*

PROPERTY OWNER INFORMATION

NAME: Nevada Partnership for Homeless Youth
ADDRESS: 4981 Shirley Street
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702 778 8366 CELL: _____ EMAIL: arash@nphy.org

APPLICANT INFORMATION (must match online record)

NAME: Arash Ghafoori
ADDRESS: 4981 Shirley Street
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702 331 3059 CELL: _____ EMAIL: arash@nphy.org

CORRESPONDENT INFORMATION (must match online record)

NAME: Monica Gresser | BRAZEN architecture
ADDRESS: 900 Liberace Ave, Suite C-111
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
TELEPHONE: 702 331 3059 CELL: _____ EMAIL: monica@BRAZENarchitecture.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)*

ARASH GHAFOORI
Property Owner (Print)

4/30/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) AR-24-400055 (UC)

ACCEPTED BY NY

PC MEETING DATE 7/17/24

DATE 5/7/24

BCC MEETING DATE Paradise

FEES \$800

TAB/CAC LOCATION Paradise DATE 6/29/24

\$800



AR-24-400055

Nevada Partnership for Homeless Youth

4981 Shirley St., Las Vegas, NV 89119
Phone (702) 383-1332 • Fax (702) 313-0216

PLEASE SEND CORRESPONDENCE VIA MAIL TO:
P.O. Box 20135, Las Vegas, NV 89112

www.nphy.org

April 29, 2024

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas NV 89155-1741

PLANNER
COPY

RE: UC-18-0406 (ET-22-400078) for 4969 Shirley Street, Las Vegas NV 89119
APN 162 275 10 010

To Whom it May Concern:

Nevada Partnership for Homeless Youth (NPHY) has recently completed the renovation and construction work for the building at the referenced location. The UC-18-0406 planning conditions require NPHY to work with Las Vegas Metropolitan Police Department (LVMPD) for the installation of compatible security cameras.

NPHY installed a new Vivotek camera system throughout the NPHY campus and has been in communication with Strax Intelligence Group, who currently operates LVMPD's security and surveillance systems. Per NPHY's conversations with Strax Intelligence Group on April 2, 2024, NPHY's Vivotek camera system with cameras and NVR are compatible with LVMPD's operations.

NPHY believes it has met this condition per the requirements of the Clark County's Department of Comprehensive Planning.

Sincerely,

Arash Ghafoori
Chief Executive Officer
Nevada Partnership for Homeless Youth



TRUSTEES AND HONORARY MEMBERS

- | | | | | |
|--------------|------------------------------------|--------------------|------------------------|------------------|
| Scott Karosa | Rhonda Forsberg | Tim Herbst | Ted Olivas | Patrick Smith |
| John Simmons | James Campos | Steve Linder | Rory Reid | Sandra Soltz |
| Colin Seale | Jan Cohen | Vic Miera | Sig Rogich | Laura Jane Spina |
| Tom Burns | Christina Dugan | Barbara Mulholland | Tony Sanchez | Bob Teuton |
| | Arash Ghafoori, EXECUTIVE DIRECTOR | | Peter Navarro, COUNSEL | |

5

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0231-CHOICE 3D LLC:

USE PERMIT for a monorail on 27.63 acres in a CR (Commercial Resort) Zone, a CG (Commercial General) Zone, and an RM50 (Residential Multi-Family) Zone in the Airport Environs (AE-60, AE-70, & AE-75) Overlays.

Generally located between Paradise Road and University Center Drive and between Sierra Vista Drive and Hacienda Avenue within Paradise. TS/JG/bb/ng (For possible action)

RELATED INFORMATION:

APN:

162-15-201-001; 162-15-201-002; 162-15-201-011; 162-15-203-002; 162-15-302-009; 162-15-401-020; 162-22-202-001; 162-27-101-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 27.63
- Project Type: Monorail (underground people mover system)
- Number of stations: 7

History & Request

Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 was a Project of Regional Significance and expanded the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. DR-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 and UC-23-0631

approved additional alignments for the monorail, with individual stations to be reviewed in the future.

This application adds 7 new station locations to the Vegas Loop alignment map.

Site Plan

The submitted map indicates 7 new station locations to be added along the monorail alignment.

Proposed Stations

Site	Address	Parcel Number
Mardi Gras Inn	3500 Paradise Road	162-15-201-001 & 002
Las Vegas Airport Center LLC	5030 Paradise Road	162-27-101-001
Grimm Norton 4 LLC	770 N Royal Crest	162-15-203-002
4300 Acquisition LLC	4300 Paradise	162-22-202-001
NIF Paradise LLC	3970 Paradise	162-15-401-020
Emerald Suites	3684 Paradise Road	162-15-201-011
Miscevic/Benchmark	3824 Paradise Road	162-15-302-009

Landscaping

Landscaping is not a part of this application.

Elevations

Station designs are not proposed with this request.

Applicant's Justification

The applicant is proposing to add 7 additional stations to the Vegas Loop Monorail map outlined in existing use permits UC-20-0546, UC-23-0126, and UC-23-0631. Station designs will be submitted with new land use applications later. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
UC-23-0631	Monorail station alignment map updates	Approved by BCC	November 2023
UC-23-0126	Monorail station alignment map updates	Approved by BCC	May 2023
DR-22-0412	Station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Monorail (underground people mover system) in a figure 8 loop which connects the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel	Approved by BCC	October 2021

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
UC-20-0546	Monorail (underground people mover system) which extends from Sahara Avenue along Las Vegas Boulevard South (Resort Corridor) to Russell Road	Approved by BCC	October 2021
ADR-20-900564	Modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
DR-20-0261	Underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
ADR-19-900879	Modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
DR-19-0429	Underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning**

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

Staff finds that this request will establish 7 additional stations located on the previously approved monorail line or extensions, and therefore, will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations, along with the previously approved monorail alignments, comply with both Policy 3.1.2 and Policy 4.1.1 of the Master Plan which encourage regional high capacity transit systems to reduce reliance on private

automobile travel with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Master Plan Goal 4.1 which encourages the expansion and use of multimodal transportation options. Staff supports these requests.

Department of Aviation

APN #162-27-101-001 lies within the AE 70 (70 - 75 DNL) and AE 65 (65 - 70 DNL) noise contours for Harry Reid International Airport and is subject to continuing aircraft noise and overflights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing sanitary sewer infrastructure within the project boundaries; please continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below); if a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the CCWRD website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of District sewers, PRE and POST construction televising of District sewers is required for sewers in close proximity of the Developer's project; and tunnels are required to be at least 40 feet deep at major streets.

Plan Review Requirements:

Regardless of discharge location:

1. Show connection location on these plans of where the drainage system for the tunnels, tunnel side structures, stations, and any other structure will discharge.
2. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
3. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
4. It is assumed that every underground structure is going to have perforated pipe around it. Show otherwise or show where this pipe is discharging to. No groundwater is allowed to discharge to sewer.

If discharging into Storm Drain:

1. Upload supplemental plans approved by the Building Department (CCBD) and/or Public Works (CCPW) to the PIPES Portal for CCWRD review.

If discharging into Sanitary Sewer:

Ensure the following is addressed on these plans:

1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.

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

APPLICANT: TBC-THE BORING COMPANY

**CONTACT: TBC-THE BORING COMPANY, 3395 CAMBRIDGE STREET, LAS VEGAS,
NV 89169**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-203-002

PROPERTY ADDRESS/ CROSS STREETS: 770 N ROYAL CREST CIR

DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

PROPERTY OWNER INFORMATION

NAME: GRIMM NORTON 4 LLC

ADDRESS: 11429 PERUGINO DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89138

TELEPHONE: _____ CELL 702-696-8700 EMAIL: dgrimm@dgdevcorp.com

APPLICANT INFORMATION (must match online record)

NAME: The Boring Company

ADDRESS: 4744 Paradise Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID # _____

TELEPHONE: 301-928-9221 CELL 301-928-9221 EMAIL: TYLER@BORINGCOMPANY.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Tyler Fairbanks

ADDRESS: 4744 Paradise Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID # _____

TELEPHONE: 301-928-9221 CELL 301-928-9221 EMAIL: TYLER@BORINGCOMPANY.COM

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

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


Property Owner (Signature)*

Daniel H Grimm
Property Owner (Print)

4/2/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

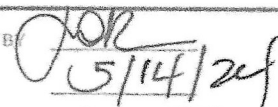
APPLICATION # (s) VC-24-0231

PC MEETING DATE

BCC MEETING DATE 7/17/24

TAB/CAC LOCATION PARADISE

DATE 6/25/24

ACCEPTED BY 

DATE 5/14/24

FEES \$1,000

pg 1

6

May 2, 2024

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

RE: Justification Letter
Use Permit Application

This Use Permit (UC) application is submitted by The Boring Company (TBC) as a part of its proposal to add seven (7) stations (see Table 1) to the Vegas Loop monorail outlined in the existing use permits UC-20-0546 (original application), UC-23-0126 (18 new stations, 25 miles of tunnel), and UC-23-0631 (4 new stations). Station designs will be submitted for an administrative design review at a later date.

Table 1 - Proposed Stations

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Station Name	Parcels	Land Use	Zoning	Tunnel Entitlement
Mardi Gras Inn	162-15-201-001, -002	EM	CR	UC-23-0126
Airport Center	162-27-101-001	CM	CG	UC-20-0546
770 N Royal Crest	162-15-203-002	EM	RM50	UC-23-0126
4300 Paradise	162-22-202-001	EM	CR	UC-23-0126
3970 Paradise	162-15-401-020	EM	CR	UC-23-0126
Emerald Suites	162-15-201-011	EM	CR	UC-23-0126
3824 Paradise	162-15-302-009	EM	CR	UC-23-0126

Per Table 1, the proposed station parcels are designated by land use for Entertainment Mixed-Use (EM) or Corridor Mixed-Use (CM); and the parcels are classified by zoning for Commercial Resort (CR), Commercial General (CG), or Residential Multi-Family 50 (RM50). As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

We appreciate your review of this Use Permit application. Please feel free to contact us to discuss any relevant comments.

Sincerely,



Tyler Fairbanks
The Boring Company
(301) 928-9221
tyler@boringcompany.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:

VACATE AND ABANDON a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-416-001; 162-15-416-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Palos Verdes Street measuring 162 feet in length. The plans also depict the vacation and abandonment of a 10 foot wide portion of right-of-way being Albert Avenue measuring 489 feet in length. The vacation of the right-of-way is necessary to accommodate the proposed detached sidewalks along Palos Verdes Street and Albert Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400147 (UC-0581-14)	Third extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2021
ET-18-400236 (UC-0581-14)	Second extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2018
SC-0540-17	Street name change to rename Tony Bennett Way to Paradise Way	Approved by PC	August 2017
VS-0084-17	Vacated and abandoned easements located between Palos Verdes Street and Paradise Road, and between Flamingo Road and Albert Avenue - recorded	Approved by PC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0581-14 (ET-0126-16)	First extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	November 2016
VS-0582-14	Vacated a portion of right-of-way being Tony Bennett Way located between Palos Verdes Street and Paradise Road - recorded	Approved by BCC	November 2014
UC-0581-14	Resort condominiums with kitchens and increased building height - expired	Approved by BCC	November 2014
VS-0125-08	Vacated excess portions of Tony Bennett Way - recorded	Approved by PC	March 2008
UC-0620-07	Resort condominiums with 268 units - expired	Approved by PC	July 2007
ZC-1777-06	Reclassified the property to H-1 zoning	Approved by BCC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Multi-family buildings & hotel
South	Entertainment Mixed-Use	CR (AE-60)	Hotels & parking lot
East	Entertainment Mixed-Use	CR, RM 2 & RM 50 (AE-60)	Multi-family buildings, clubhouse building with pool, & hotel
West	Entertainment Mixed-Use	CR (AE-60)	Hotel

Related Applications

Application Number	Request
UC-24-0222	Use permit for a multi-family development with waivers of development standards to increase building height, reduce landscaping, and allow modified driveway design standards with a design review for a multi-family development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VENETO PARADISE, LLC
CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-416-001, 162-15-416-002

PROPERTY ADDRESS/ CROSS STREETS: Paradise Rd / Paradise Way

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation

PROPERTY OWNER INFORMATION

NAME: Veneto Paradise LLC & Veneto Paradise II LLC

ADDRESS: 10866 Willshire Blvd. Ste 970

CITY: Los Angeles

STATE: CA

ZIP CODE: 90024

TELEPHONE: 424-274-3525 CELL 310-367-1752 EMAIL: faraz@venetocapital.com

APPLICANT INFORMATION

NAME: Veneto Paradise LLC & Veneto Paradise II LLC

ADDRESS: 10866 Willshire Blvd. Ste 970

CITY: Los Angeles

STATE: CA

ZIP CODE: 90024

REF CONTACT ID # _____

TELEPHONE: 424-274-3525 CELL 310-367-1752 EMAIL: faraz@venetocapital.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

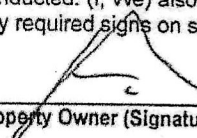
ZIP CODE: 89102

REF CONTACT ID # 137071

TELEPHONE: 702-870-8771 CELL 702-878-2695 EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Faraz Daneshgar, Manager
Property Owner (Print)

1/31/2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) VS-24-0223

ACCEPTED BY JUD

PC MEETING DATE —

DATE 05/18/2024

BCC MEETING DATE 07/17/2024

TAB/CAC LOCATION Paradise

DATE 06/28/2024

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

VS-24-0223

April 17, 2024

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Paradise Apartments
APR-23-100874 - APN: 162-15-416-001

To Whom It May Concern,

Please let this letter serve as a justification for the request to Vacate and Abandon 10 ft of right-of-way along Albert Avenue and 5 ft of right-of-way along Palos Verdes Street for detached sidewalks. The request is being made to satisfy Clark County standards for new developments to provide detached sidewalks.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David Turner
President

DS/jh

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:

USE PERMIT for a multi-family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce and eliminate landscaping; and 3) allow modified driveway design standards.

DESIGN REVIEW for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Palos Verde Street and the south side of Albert Avenue within Paradise. TS/JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-416-001; 162-15-416-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 81 feet where a maximum structure height of 75 feet is allowed per Section 30.02.11 (an 8% increase).
2.
 - a. Reduce the number of parking lot landscape finger islands where a landscape finger island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.
 - b. Reduce street landscaping where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - c. Eliminate street landscaping (Albert Avenue and Palo Verdes Street) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
3.
 - a. Reduce throat depth to the visitor call box to 70 feet where a minimum of 100 feet is required to the visitor call box per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 30% reduction).
 - b. Reduce the driveway departure distance from the intersection of Albert Avenue and Palos Verdes Street to 182 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 4.3% reduction).
 - c. Increase the width of a multi-family driveway to 60 feet where a maximum driveway width of 48 feet is allowed per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 25% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.21
- Project Type: Multi-family development
- Number of Units: 339
- Density (du/ac): 65.07
- Number of Stories: 6
- Building Height (feet): 81
- Open Space Required/Provided: 33,900/72,142
- Parking Required/Provided: 533/537
- Sustainability Required/Provided: 5/5

Site Plans

The plans depict a proposed multi-family development located on a 5.21 acre site consisting of 339 dwelling units with a density of 65.07 dwelling units per acre. The proposed consists of 2, seven story multi-family buildings separated by an east/west parking lot with a 24 foot wide vehicle drive aisle. Building 1 is located on the north portion of the project site with the following setbacks: 1) 20 feet from the north and east property lines, adjacent to Albert Avenue and Palos Verdes Street, respectively; 2) 80.5 feet from the south property line; and 3) 153 feet from the west property line along Paradise Road. Building 2 is located on the southwest portion of the site with the following setbacks: 1) 23 feet and 102 feet from the north property line, adjacent to Paradise Road and Albert Avenue, respectively; 2) 323 feet and 56 feet from the east (Palos Verdes Street) and southeast property lines, respectively; 3) 93 feet and 20 feet from the southeast and southwest property lines, respectively; and 4) 46 feet from the west property line. The multi-family development requires 533 parking spaces where 537 parking spaces are provided. Sixty-nine surface level parking spaces are provided, with 321 parking spaces and 147 parking spaces provided within the garage levels within buildings 1 and 2, respectively. Ten EV installed and 85 EV capable parking spaces are provided for the multi-family development. Access to the project site is granted via a single point gated access entry from Paradise Road. Waivers of development standards are required to increase the width of the access driveway to 60 feet, in addition to a reduced throat depth to 70 feet. An exit only gate is located along the southeast portion of the site along Palos Verdes Street. A third waiver of development standards is required to reduce the departure distance to 182 feet from the intersection of Albert Avenue and Palo Verdes Street to the exit only gate. Five foot wide detached sidewalks are proposed along Paradise Road, Albert Avenue, and Palos Verdes Street.

Landscaping

The plans depict a proposed 15 foot wide landscape area, with 5 foot wide detached sidewalks, located along Paradise Road, Albert Avenue, and Palos Verdes Street. The street landscape area consists solely of shrubs. A waiver is requested to reduce the number of landscape finger islands by 2, specifically along the southwest side of building 1. A second waiver is requested to reduce street landscaping along Paradise Road, consisting of a single row of large trees, planted 20 feet on center. The street landscape area also includes shrubs and groundcover. A third waiver of development standards is requested to eliminate street landscaping along Albert Avenue and

Palos Verdes Street. More specifically, a single row of large and medium trees, planted 20 feet on center, are located within a landscape area behind a proposed 6 foot high tubular steel fence, set back 15 feet from Albert Avenue and Palos Verdes Street. The landscape plan notes a total of 226 trees are required along the street and within the interior of the site where a combination of 254 large and medium trees are provided for the multi-family development. The multi-family development requires 33,900 square feet of open space where 72,142 square feet of open space has been provided. The open space consists of a clubhouse, located on the west side of building 1, interior landscaping (does not include street landscaping), barbecue area, dog park, pool and courtyard area (level 3 of building 1), and a sky lounge (level 7 of building 1).

Elevations

The plans depict 2, seven story multi-family buildings ranging between 75 feet to 81 feet in height. The buildings consist of varying rooflines that include parapet walls for architectural design and to screen the rooftop mounted equipment from public view. Two enclosed parking levels are located on the first and second floors of the multi-family buildings. The exterior of the buildings consist of stucco and fiber cement board with wood lattice panels and a faux living wall to screen the 2 parking levels.

Floor Plans

The plans depict a total of 339 dwelling units consisting of 171, one bedroom and 168, two bedroom units.

Applicant's Justification

The applicant states the reduction to the driveway departure distance will not impact the driving public as the driveway departs to a cul-de-sac where there is another 450 feet to Paradise Road. The applicant indicates the reduced throat depth along the Paradise Road cul-de-sac only serves the proposed community so there will not be an impact to the driving public beyond the residents. Additionally, the 24 foot wide ingress driveway will give residents the ability to drive around visitors at the call box, thereby reducing the queue at the call box. The increase to the driveway width along Paradise Road is necessary to accommodate a 12 foot wide median island to allow for landscape beautification to present a grand entrance to the project. The applicant states the waiver to increase building height will not be visually obvious to the surrounding properties and that a previous application on this site approved a building height of 100 feet. The applicant indicates the waiver for street landscaping along Albert Avenue and Palos Verdes Street is justified as the tubular steel fence is setback 15 feet from the right-of-way, and landscaping, including large and medium trees planted 20 feet on center, is located behind the fence. Landscaping is provided around the entrance to the site and around Paradise Road. The applicant states there is little room to accommodate the 2 additional landscape islands at the southwest corner of building 1, due to the ADA paths and parking.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400147 (UC-0581-14)	Third extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400236 (UC-0581-14)	Second extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2018
SC-0540-17	Street name change to rename Tony Bennett Way to Paradise Road	Approved by PC	August 2017
VS-0084-17	Vacated and abandoned easements located between Palos Verdes Street and Paradise Road, and between Flamingo Road and Albert Avenue - recorded	Approved by PC	March 2017
UC-0581-14 (ET-0126-16)	First extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	November 2016
VS-0582-14	Vacated a portion of right-of-way being Tony Bennett Way located between Palos Verdes Street and Paradise Road - recorded	Approved by BCC	November 2014
UC-0581-14	Resort condominiums with kitchens and increased building height - expired	Approved by BCC	November 2014
VS-0125-08	Vacated excess portions of Tony Bennett Way, recorded	Approved by PC	March 2008
UC-0620-07	Resort condominiums with 268 units - expired	Approved by PC	July 2007
ZC-1777-06	Reclassified the property to H-1 zoning	Approved by BCC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Multi-family buildings & hotel
South	Entertainment Mixed-Use	CR (AE-60)	Hotels & parking lot
East	Entertainment Mixed-Use	CR, RM32 & RM 50 (AE-60)	Multi-family buildings, clubhouse building with pool, & hotel
West	Entertainment Mixed-Use	CR (AE-60)	Hotel

Related Applications

Application Number	Request
VS-24-0223	A request to vacate and abandon portions of right-of-way being Albert Avenue and Palos Verdes Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Multi-family residential developments require the approval of a use permit in the Commercial Resort zoning district to permit the use and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multi-family developments. Per the Master Plan, multi-family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. The proposed use complies with several goals and policies of the Master Plan; therefore, staff recommends approval.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not object to the increased building height as it assists in creating a varying roofline, in addition to screening the mechanical units with parapet walls. Furthermore, the increased building height is not for habitable space but rather for architectural enhancement. However, since staff is not supporting waiver of development standards #2 and the design review, staff recommends denial of this request.

Waiver of Development Standards #2

The intent of street and parking lot landscaping is to assist in reducing the impacts of higher intensity land uses and activities on neighboring properties, reduce the heat island effect, and mitigate stormwater runoff. The request to eliminate the trees within the street landscape areas along Albert Avenue and Palos Verdes Street, and a portion of the landscaping along Paradise Road, is a self-imposed burden. Staff recognizes that 28 additional trees have been provided throughout the development; however, adequate justification has not been provided to reduce the number of parking lot landscape islands, and to reduce and eliminate street landscaping. Therefore, staff recommends denial of these requests.

Design Review

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

Staff finds the proposed multi-family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses. Furthermore, the buildings include off-set surface planes, a contrasting color palette, and parapet walls along the roofline at various heights. However, since staff is not supporting the waivers of development standards associated with this request, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to the reduction in throat depth for the Paradise Way (Tony Bennett Way) commercial driveway. Paradise Way should see minimal traffic as it terminates and only serves this site.

Waiver of Development Standards #3b

Staff has no objection to the increased driveway width for the Paradise Way commercial driveway. Paradise Way only accesses this site; pedestrian traffic should be minimal, reducing the conflicts caused by increased driveway width.

Waiver of Development Standards #3c

The staff has no objection to the reduction in the departure distance for the exit-only driveway on Palos Verdes Street. The applicant placed the driveway as far south as the site will allow.

Department of Aviation

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the Use Permits, Waivers of Development Standards, and Design Reviews associated with ZC-1777-06;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash improvement project;
- Gates not open in to the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- For that portion of the property located within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion of the property located within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion of the property located within the AE-60, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion of the property located within the AE-60, Incorporate an exterior to interior noise level reduction of 30/35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 30 decibels into the building construction for the habitable space that is less than 35 feet in height.

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

Fire Prevention Bureau

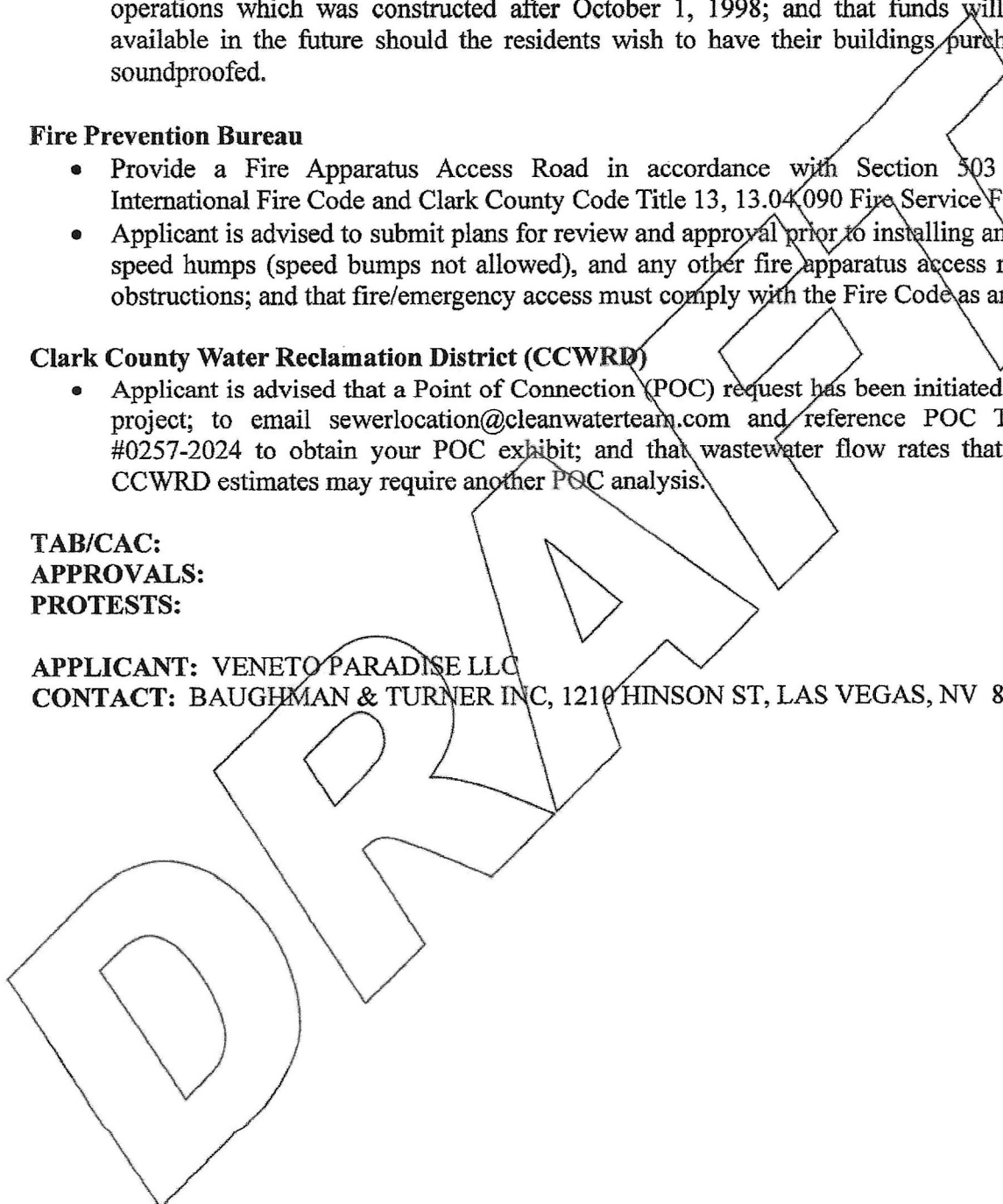
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0257-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

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

**APPLICANT: VENETO PARADISE LLC
CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102**





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-416-001, 162-15-416-002

PROPERTY ADDRESS/ CROSS STREETS: Paradise Rd / Paradise Way

DETAILED SUMMARY PROJECT DESCRIPTION

Apartments

PROPERTY OWNER INFORMATION

NAME: Veneto Paradise LLC & Veneto Paradise II LLC
 ADDRESS: 10866 Wilshire Blvd. Ste 970
 CITY: Los Angeles STATE: CA ZIP CODE: 90024
 TELEPHONE: 424-274-3525 CELL 310-367-1752 EMAIL: faraz@venetocapital.com

APPLICANT INFORMATION

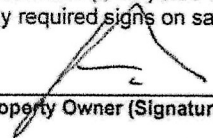
NAME: Veneto Paradise LLC & Veneto Paradise II LLC
 ADDRESS: 10866 Wilshire Blvd. Ste 970
 CITY: Los Angeles STATE: CA ZIP CODE: 90024 REF CONTACT ID # _____
 TELEPHONE: 424-274-3525 CELL 310-367-1752 EMAIL: faraz@venetocapital.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.
 ADDRESS: 1210 Hinson St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 137071
 TELEPHONE: 702-870-8771 CELL 702-878-2695 EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

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


 Property Owner (Signature)*

Faraz Daneshgar, Manager
 Property Owner (Print)

1/31/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0222
 PC MEETING DATE _____
 BCC MEETING DATE 07/17/2024
 TAB/CAC LOCATION 06/25/2024

ACCEPTED BY JUD
 DATE 05/15/2024

DATE Paradise TAB



Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

May 3, 2024

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

UC-24-0222

**Re: APNs 162-15-416-001 and 002
Paradise Apartments**

To Whom It May Concern,

Please let this letter serve as justification for a Site Design Review, and a Waiver of Development Standards. The site is located at the southeast corner of Paradise Road and Paradise Way (formerly Tony Bennett Way), more specifically identified as APNs 162-15-416-001 and 002. The site is bordered by Albert Avenue to the north, Palos Verdes Street to the east. Paradise Road lies about 345 ft west of the site. There are existing hotel properties to the south and northwest and residential properties to the north. The two parcels will be developed as two (2)-seven-story apartment buildings on 5.14 acres. The prior Land Use, UC-0581-14, has expired.

FAA Form 7460-1 has been previously submitted and approved by the FAA for this property twice in the past. The last submittal in August of 2020 expired in February 2022. The FAA Form 74560-1 has been submitted accepted for approval again. It is expected that the application will be approved again.

Use Permit:

Please let this letter serve as justification for a use permit for 331 apartment units in an CR (Commercial Resort) zoning. "The CR district is established to accommodate the development of gaming enterprises, tourist and commercial activity, and mixed-use development, and to prevent uses incompatible with gaming enterprises and resort development." "Multi-family dwellings not in conjunction with or adjacent to a resort hotel shall meet the RM50 district standards, with the following special standard: [A] Density, max.: 100 units/acre. RM50 district standards allow 50 units./acre. For this site, $50 \times 5.14 = 257$ units. However, max density allows 100 units/acres or $100 \times 5.14 = 514$ units which is greater than the requested 331 units. There are residential uses to the north located in the CR zoning, hotels located in the CR zoning to the west and south and multi-family (RM50 and RM32) zoning to the east. The location and surrounding uses of the property make it ideal for multi-family use.

Design Review:

Please let this letter serve as revised justification for a Design Review for a proposed multi-family residential development comprised of two-seven story buildings. The site is bordered by commercial resort (CR) uses (hotels and retail) on three sides and residential on one side.

Our community will be gated for security. Our site will be beautifully landscaped and will provide space for both active and passive activity zones. We will offer a club house. Units range in size from a one-bedroom at 814 and 881 sq. ft., to two-bedrooms ranging from 1,120 to 1,534 sq. ft.

The development will provide a detached sidewalk along Albert Avenue and Palos Verdes Street along with the required street landscaping per 30.04.01.D7i; A minimum 15-foot-wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk shall be provided. The project is proposing an alternative to §30.04.01E.1.iv for front landscaping. The project proposes to place shrubbery in the 5 ft area between the sidewalk and curb and gutter rather than trees. The landscape plan indicates that the

8

site will have more than the required trees for this development. Meandering sidewalks shall comply with applicable Public Works design standards per §30.04.08C.6.ii, Meandering Sidewalks 5 ft landscape, 5 ft sidewalk and 5 ft landscaping for a total of 15 ft. This will require a separate Vacation and Abandonment application of a portion of Albert Avenue and Palos Verdes Street for the detached sidewalk.

This property has been vacant for some time and has become a blight in the neighborhood. The development of this project will clean up an otherwise unsightly and dangerous area.

Waiver of Development Standards:

In conjunction with the Site Design Review, we are requesting a Waiver of Development Standards to reduce the driveway departure distance, to reduce the driveway throat depth, increase driveway width, and to increase the structure height to 80'-5" where 75 ft is the maximum height allowed per §30.02.11B. We are asking to reduce the driveway departure distance to 182 feet where 190 feet is required from the intersection per USD 222.1. This slight reduction will not impact the driving public as the driveway departs to a cul-de-sac where there is another 450+/- feet to Paradise Road. This 8 ft shortfall is a reduction of less than 5%, far below the commonly approved 10% reduction.

We are requesting a reduction of the minimum throat required by USD 222.1 to 70'-3" where 100 ft is required. While this is a 30% reduction in throat depth, any queue beyond the property line will be in the cul-de-sac. The Paradise Way cul-de-sac only serves this proposed community so there is no impact to the driving public beyond the residents. Additionally, the 24 ft ingress driveway width will give residents the ability to drive around visitors at the call box thereby reducing the queue at the call box.

We are also asking for an increase in the driveway width. The driveway width should be between 48 feet and 52 feet for driveways with median islands. We are asking for a driveway width of 60 feet to accommodate a 12 ft median island. The median island is 12 ft wide to allow for landscape beautification to present a grand entrance to the project. As discussed above, the Paradise Way driveway only serves this proposed community so there is no adverse impact to the driving public.

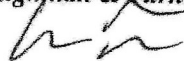
The applicant is requesting a waiver of height to 80'-5" where 75 ft is the maximum allowed per §30.02.11B. This requirement is being applied as a RM50 standard to multi-family not in conjunction with a resort hotel per §30.02.17.B. The deviation of standard is less than 7% and will not be visually obvious to the surrounding properties. A previous application on this site was approved for a height of 100 ft. The height of the buildings will be reviewed by FAA to ensure that the buildings will not be an obstacle to airport operations. As noted above, this FAA approval was obtained previously and is expected to be approved again.

We hope that this letter has provided the necessary justification to approve the requested Use Permit, Site Design Review and Waiver of Standards for the departure distance.

The approval of these requests will not have a negative effect on the neighborhood or adjacent areas. The location and surrounding uses of the property make it ideal for multi-family use.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

