



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 28, 2022

7:00pm

## AGENDA

**Note:**

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

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

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

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

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

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

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

- III. Approval of Minutes for June 14, 2022. (For possible action)
- IV. Approval of the Agenda for June 28, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **UC-22-0328-SHF INTERNATIONAL, LLC:**  
**USE PERMITS** for the following: 1) allow an accessory structure to exceed one half the footprint of the principal dwelling; and 2) increase the area of an accessory apartment in conjunction with a proposed single family residence.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative driveway geometrics; and 2) allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Tobias Lane and the east side of Pecos Road within Paradise. JG/bb/syp (For possible action) **PC 7/19/22**
  - 2. **WS-22-0186-SOBB INDUSTRIAL LLC:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) landscaping; 3) on-site loading (no longer needed); and 4) driveway geometrics.  
**DESIGN REVIEW** for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action) **PC 7/19/22**
  - 3. **AR-22-400076 (UC-20-0087)-5000 BOULDER HWY, LLC:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** for an existing vehicle maintenance (automobile) facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.  
**DESIGN REVIEWS** for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/tk (For possible action) **BCC 7/20/22**

VII. General Business (For possible action)

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

IX. Next Meeting Date: July 12, 2022.

X. Adjournment.

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



## Paradise Town Advisory Board

June 14, 2022

### MINUTES

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

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

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

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

Jazmine Harris; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:  
**None**

III. Approval of May 31, 2022 Minutes

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

Approval of Agenda for June 14, 2022

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

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

V. Planning & Zoning

1. **ET-22-400064 (WS-18-0613)-HERRERA ALICIA:**  
**WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action) **PC 6/21/22**

**MOVED BY-Wardlaw**

**APPROVE-Subject to staff conditions**

**ADDED CONDITION**

- **Complete date May 4, 2023 instead of May 4, 2024**

**VOTE: 5-0 Unanimous**

2. **NZC-22-0296-BARTSAS MARY 15, LLC & PENGUINS NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street intersection off-set; and 2) reduce landscaping width.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise (description on file). JG/jor/jo (For possible action) **PC 6/21/22**

**MOVED BY-Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **TM-22-500100-BARTSAS MARY 15, LLC:**  
**TENTATIVE MAP** consisting of 13 residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise. JG/jor/jo (For possible action) **PC 6/21/22**

**MOVED BY-Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **UC-22-0279-4530 4560 4570 EASTERN, LLC:**  
**USE PERMITS** for the following: 1) personal services; 2) minor training facility; and 3) permanent make-up in conjunction with an existing office park on 3.3 acres in a C-P (Office & Professional) Zone. Generally located 180 feet east of Eastern Avenue and 300 feet south of Harmon Avenue within Paradise. JG/nr/syp (For possible action) **PC 6/21/22**

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **WS-22-0259-VIKING LAND 2 INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action) **PC 6/21/22**

**MOVED BY-Cunningham**  
**APPROVE-Subject to staff conditions**  
**ADDED CONDITION**

- **Second story windows in the back of the house to be opaque, in place of the 3 trees**
- VOTE: 5-0 Unanimous**

6. **ET-22-400071 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a restaurant with a drive-thru.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow vivid hues (no longer required); 2) alternative landscaping; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a restaurant on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone and a C-1 (Local Business) Zone. Generally located on the southeast corner of Paradise Road and Twain Avenue within Paradise. TS/jud/syp (For possible action) **BCC 6/22/22**

**MOVED BY-Wardlaw**  
**APPROVE-Subject to staff conditions**  
**ADDED CONDITION**

- **Striking the “30 days” to Coordinate with Public Works**
- VOTE: 5-0 Unanimous**

7. **UC-22-0280-PARBALL NEWCO, LLC:**  
**USE PERMITS** for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback.  
**DESIGN REVIEW** for accessory buildings (tavern/restaurant/retail) for a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/lm/syp (For possible action) **BCC 6/22/22**

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

8. **VS-22-0281-PARBALL NEWCO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Flamingo Road and Bellagio Drive (alignment) within Paradise (description on file). JG/lm/syp (For possible action) **BCC 6/22/22**

**MOVED BY-WWilliams**  
**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 28, 2022**
- IX. Adjournment  
**The meeting was adjourned at 8:10 p.m.**

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

07/19/22 PC AGENDA SHEET

ACCESSORY STRUCTURES  
(TITLE 30)

PECOS RD/TOBIAS LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0328-SHF INTERNATIONAL, LLC:

**USE PERMITS** for the following: 1) allow an accessory structure to exceed one half the footprint of the principal dwelling; and 2) increase the area of an accessory apartment in conjunction with a proposed single family residence.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative driveway geometrics; and 2) allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Tobias Lane and the east side of Pecos Road within Paradise. JG/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

178-06-202-028

**USE PERMITS:**

1. Increase the area of a proposed accessory structure (garage) to 5,516 square feet where an accessory building with a maximum area of 3,691 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 50% increase).
2. Increase the area of an accessory apartment to 1,592 square feet where 1,500 square feet is the maximum allowed per Table 30.44-1 (a 6% increase).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback distance from a residential driveway to a side property line to zero feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).
2. Allow a proposed 6 foot high block wall in the front yard where a 6 foot high decorative fence is permitted per Section 30.64.040.

**LAND USE PLAN:**

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



## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3620 Tobias Lane
- Site Acreage: 1.3
- Project Type: Accessory structure/accessory apartment
- Number of Stories: 2 (house)/1 (accessory)
- Building Height (feet): 34 (house)/23 (accessory garage)
- Square Feet: 7,383 (house)/1,592 (accessory apartment)/5,516 (garage)

#### Site Plan

The site plan depicts an existing 1,592 square foot residential structure that was built in 1994, and located in the middle of the 1.3 acre lot. A new 7,383 square foot house is proposed on the south side of the lot along with a 5,516 square foot garage on the north side of the lot. All new structures will meet setback requirements. The west side driveway exists and the east side will be constructed with the house and garage. The east side driveway will not meet the 6 foot setback to the side property line and requires a waiver. The existing residential house will become the accessory apartment and will exceed the 1,500 square foot maximum, requiring a waiver request. The septic system is located adjacent to the road and will meet minimum SNHD requirements. Driveways will extend to the rear of the property to provide access to the garage.

#### Landscaping

There is an existing decorative fence within 15 feet of the front property line and 2 new 6 foot screen block walls are proposed at the driveway entrance locations and will require a waiver for not being decorative walls. Numerous trees exist on the property, with the trees located adjacent to the north property line being removed by the owner during construction of the garage. A swimming pool is proposed to be located between the accessory apartment and new single family residential home.

#### Elevations

The elevations depict a new stucco siding single family residential home with 2 stories and modified hip and tile roof. The garage and accessory apartment will match the construction type and architecture of the primary residence.

#### Floor Plans

The floor plans depict a 7,383 square foot footprint for the proposed principal single family home. The proposed accessory apartment (existing single family home) is 1,592 square feet. The proposed garage is shown with an open interior and will be 5,516 square feet.

#### Applicant's Justification

The applicant purchased this property to build a single family home and utilize the existing home as an accessory apartment. The proposed new driveway will connect the existing driveway and create a half circle driveway from property line to property line. This will limit the need for backing into the right-of-way when exiting the property. The primary residence and new garage will be constructed as soon as possible.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single Family Residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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

The property is 1.3 acres in size, and the accessory apartment will meet all setback and separation requirements. As a result, the site includes adequate area to accommodate the 92 square foot increased size of the accessory apartment. The exterior of the accessory apartment will include painted stucco to match the exterior of the single family residence. The scale, architecture, and design of the accessory structure are compatible with the single family residence, and not visible from the street. Removal of several trees on the north property line is not in opposition with Title 30; therefore, staff does not anticipate any undue adverse effects on adjacent properties from increasing the size of the accessory apartment or an accessory structure (garage) that exceeds one-half the footprint of the principal single family home.

Waiver of Development Standards #2

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed non-decorative screen walls within the front 15 feet of the property will be located at the entrance drive on the west side of the property and east side of the property. One wall on the west side drive, just east of the driveway in a north-south orientation will not create a safety hazard when considering this as an entrance and not an exit. The screen wall on the east side driveway will be located on the west side of the driveway and will not block the view of west bound traffic at this exit point, and so will not create a health or safety concern. The east side driveway could be used as an entrance and exit without concern. No sidewalks exist in this area and there is approximately 17 feet from the property line to the edge of the paved street that allows for adequate viewing of oncoming traffic. There is approximately 8 feet of space between the property line and edge of street on the west side driveway, providing a similar viewing area for oncoming traffic.

**Public Works - Development Review**

Wavier of Development Standards#1

Staff has no objection of the reduction of the driveway separation from the property line for both driveways on Tobias Lane. The westerly driveway is existing and the easterly driveway will be built to match the existing driveway.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Department of Aviation**

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

**Fire Prevention Bureau**

- Per Clark County amendments to 2016 IFC 903.2, buildings in excess of 5,000 square feet require automatic sprinkler systems.
- Per Clark County amendments to 2016 IFC 503.1.1 buildings exceeding 250 feet of travel distance when equipped with automatic sprinkler systems will require an upgraded sprinkler system.

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

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SAM FINKLER

**CONTACT:** SHF INTERNATIONAL, LLC, 6000 S. EASTERN AVE, STE 14-H, SUITE 14H, LAS VEGAS, NV 89119

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC/WS-22-0328</u> DATE FILED: <u>5-25-2022</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6-28-2022</u> PC MEETING DATE: <u>7-19-2022</u> BCC MEETING DATE: _____ FEE: <u>1150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SHF International LLC</u> ADDRESS: <u>6000 S Eastern Ave. Suite 14</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-388-0961</u> CELL: <u>702-480-6867</u> E-MAIL: <u>sam@shfcontracting.com</u>
	<b>APPLICANT</b>  NAME: <u>same as above</u> ADDRESS: _____ CITY: _____    STATE: _____    ZIP: _____ TELEPHONE: _____    CELL: _____ E-MAIL: _____    REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Sam Finkler</u> ADDRESS: <u>6000 S Eastern Ave. Suite 14H</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-388-0961</u> CELL: <u>702-480-6867</u> E-MAIL: _____    REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 178-06-202-028

PROPERTY ADDRESS and/or CROSS STREETS: 3620 Tobias Ln. Las Vegas, NV 89120

PROJECT DESCRIPTION: existing accessory apartment constructed by previous owner was improperly permitted and exceeds zoning size limitations by 92 sf. Driveway, garage size + architecture

(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.

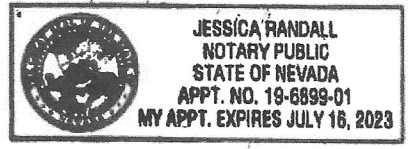
[Signature]  
Property Owner (Signature)\*

Sam Finkler  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 8<sup>th</sup> 2022 (DATE)  
By Sam Finkler

NOTARY PUBLIC: Jessica Randall



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





6000 S Eastern Ave Ste 14H · Las Vegas · NV · 89119

Clark County  
Comprehensive Planning Dept.  
500 S Grand Central Pkwy.  
Las Vegas, NV 89106

PLANNED  
COPY

**Re: Justification Letter to accompany Land Use Application for the property located at:  
3620 Tobias Ln. Las Vegas, NV 89120**

To Whom it May Concern:

As SHF International LLC's Owner I recently purchased the above referenced property to develop as my primary residence. Upon purchasing this property, it was understood an existing accessory apartment was constructed and being utilized as the previous Owner's primary residence temporarily while they pursued the construction of the larger primary residence. The previous Landowner/Developer was not able to complete the plans and construction of the primary residence.

The existing accessory building was permitted and constructed as a 1,592-sf residence. The additional 92 sf conflicts with Title 30 Table 30.44-1, item 4 where it restricts the size of accessory apartments in rural residential districts to 1,500 sf and is hindering our ability to move forward building our home. We are requesting a waiver for the existing size of this accessory structure.

There is an intended 5,000-sf enclosed structure on the back side of the referenced property to function as not only a storage for recreational vehicles such as ATV's, camping trailer, and a boat but additionally an indoor playground area for the children who reside at the property. This structure will also be housing the existing well pump and its components. This residence is being developed by the Owner of SHF as his primary residence, which is intended for private use only. We do not intend for this structure to serve any other purpose than what has been indicated. We have taken into consideration all of the surrounding structures and we don't believe this to be an eyesore or a structure that will cause concern for any of the surrounding homeowners who also have similar structures on their properties as well.

The placement of the driveways requires a Waiver of Development Standards as the driveways on the west of the property tapers from 0'0" to 3'0" from the property line and the driveways on the east of the property tapers from 0'0" to 4'6" from the property line. The minimum distance is 6'0" per standard drawings 222 which the current design does not comply with. The driveway design and placement is

/

PLANNER  
COPY

critical to allow adequate turning radius on and off the property as well as allowing for adequate turning and maneuvering in and out of the accessory structure (Garage) on the rear of the property.

The construction and finishes of the existing structure and the two proposed structures will match to allow for design continuity throughout the property. Elevations have been provided for reference.

The intent is to construct both the primary residence and garage structure as soon as possible and will proceed with construction as permitting and approvals allow. Based on the current progression the intent would be to start construction of the house followed by the garage. The house construction duration is anticipated as 6 months and the garage is anticipated to take 3 months. The site should take an additional month to complete. These durations could overlap or delay depending on permitting.

We would appreciate the County's support of the proposed use for this property. Please feel free to contact me if you should have any questions, or if I can provide further information that may assist the County in reaching a decision. Thank you for your consideration.

Warm Regards



Sam Finkler  
SHF International LLC





OFFICE/WAREHOUSE  
(TITLE 30)

**UPDATE**  
SOBB AVE/HINSON ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0186-SOBB INDUSTRIAL LLC:**

**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) landscaping; 3) on-site loading (no longer needed); and 4) driveway geometrics.

**DESIGN REVIEW** for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone.

Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action)

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RELATED INFORMATION:

APN:  
162-31-701-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to **35** (previously notified as 37) spaces where **41** (previously notified as 45) spaces are required per Table 30.60-1 (a **14.6%** (previously notified as 26.7%) reduction).
2. **Reduce** parking lot landscaping where landscaping per Figure 30.64-14 is required.
3.
  - a. Allow a 9 foot by 18 foot loading space where 10 feet by 25 feet is required per Section 30.60.080 (no longer needed).
  - b. Allow an unscreened street facing a loading space where not allowed per Section 30.60.070 (no longer needed).
4.
  - a. Reduce driveway throat depth to **8** (previously notified as 18.5) feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a **68%** (previously notified as 28%) reduction).
  - b. Allow a non-standard driveway (pan) per Uniform Standard Drawing 224 where a curb return driveway is required per USD 222.1 and where 225 is required (no longer needed).

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

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 4343 Sobb Avenue
- Site Acreage: 1.3
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: **27,326**
- Parking Required/Provided: **41/35**

#### Site Plans

The plans show a **27,326** square foot office/warehouse with associated parking to the north, south, and east of the site. Loading spaces are located on the southeast side of the building facing internal to the site. An 8 foot high wall will extend along the southeastern property line from the edge of the building eastward and along the eastern property line. Access to the site is from a **commercial curb return** driveway from Sobb Avenue.

#### Landscaping

Per the plans a 5 foot wide to 12 foot wide landscape area is located behind a 5 foot wide attached sidewalk from Sobb Avenue. Parking lot landscaping consists of **4 landscape islands where 7 would be required.**

#### Elevations

The plans show a 32 foot high painted concrete tilt-up warehouse building with tinted glazing in clear anodized aluminum frames with painted metal access doors. A loading zone with a roll-up door is shown on the southeast side of the building and a second roll-up door is shown on the east side of the building.

#### Floor Plans

The plans show a general floor plan of an office/warehouse, with the future tenant to construct improvements to meet their needs.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the proposed office/warehouse is in keeping with the area and that the waivers requested are compatible with surrounding uses. The justification letter states that the anticipated occupancy is 10 employees so the parking provided should be sufficient. In regard to the street facing loading space, it will provide for on-site maneuverability on the site and limit potential of blocking the driveway. The applicant states that the parking area where the landscaping will be eliminated is surrounded by an 8 foot high CMU block wall and landscaping in the area has been reduced in the past with support from the Paradise Town Board.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0035-17	Office/warehouse - expired	Approved by PC	March 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	M-1	Office/warehouses, distribution center, & industrial uses
West	Business Employment	R-E	Outside storage.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waivers of Development Standards #1

Staff finds that the proposed request to reduce parking is a self-imposed hardship due to the size of the proposed building on the site. While there are similar site layouts in the area, many of the buildings are part of a larger overall office/warehouse complex that did not require a reduction in parking. Although a maximum of 4 on-street parking spaces may be available for on-street parking, a waiver is still required for a reduction in parking. Additionally, by not knowing the potential users of the site, reducing the required parking may be premature. Therefore, staff is unable to support this request.

Waiver of Development Standards #2

Staff cannot support the waiver of reduced parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area at the expense of a reduced building size or further reducing parking on the site. Without **required** landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase dust in the area and increase storm water runoff during storm events; therefore, staff finds the **reduced** parking lot landscaping will have a negative impact on the community and does not support the waiver request.

Waiver of Development Standards #3  
**No longer needed.**

Design Review

Staff finds this request is generally in keeping with the industrial uses common in the area. However, staff finds the **reduced** parking lot landscaping will have a negative impact on the community with increase to the heat island effect, dust and storm water runoff. Through thoughtful site design Title 30 requirements can be met. Staff finds the proposed use in direct conflict with Policy 3.6.1 of the Master Plan and does not support the waivers for parking lot landscaping and reduced parking. Therefore, staff cannot support the design review for the project.

**Public Works - Development Review**

Waiver of Development Standards #4

Staff finds that the reduced throat depth combined with a pan driveway will result in stacking of vehicles in the street. The design makes it difficult for trucks to safely turn around on-site. Therefore, staff cannot support this request.

**Department of Aviation**

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

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

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

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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Sobb Avenue and a portion of the cul-de-sac.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0319-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 1 card**

**PLANNING COMMISSION ACTION:** June 7, 2022 – HELD – To 07/19/22 – per the applicant.

**APPLICANT:** NEW WEST COMPANY

**CONTACT:** KAYLA CASSELLA, VTN, 2727 S. RAINBOW BLVD, LAS VEGAS, NV 89146

DRAFT

APR 21-101606



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0186</u> DATE FILED: <u>3/24/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>5/10/22</u> PC MEETING DATE: <u>6/07/22</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SOBB INDUSTRIAL LLC</u> ADDRESS: <u>1100 GRIER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)293-9030</u> CELL: _____ E-MAIL: <u>mikemanley@newwestnv.com</u>
	<b>APPLICANT</b>  NAME: <u>NEW WEST COMPANY</u> ADDRESS: <u>1100 GRIER DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)293-9030</u> CELL: _____ E-MAIL: <u>mikemanley@newwestnv.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>VTN NEVADA - KAYLA CASSELLA</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>kaylac@vtnnv.com</u> REF CONTACT ID #: _____

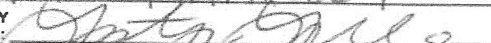
ASSESSOR'S PARCEL NUMBER(S): 162-31-701-019

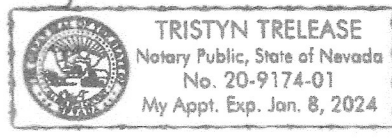
PROPERTY ADDRESS and/or CROSS STREETS: SOBB AVENUE & HINSON STREET

PROJECT DESCRIPTION: A MANUFACTURING FACILITY

(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)\*      Terry Manley  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 7, 2021 (DATE)  
 By TERRY MANLEY  
 NOTARY PUBLIC: 



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

2



February 9, 2022  
W.O. 8115

**Clark County Comprehensive Planning**  
500 S. Grand Central Parkway  
Las Vegas, NV 89155  
Attention: Planning Department

Planner  
Copy  
WS-22-0186

**Subject: Justification Letter for:**  
1. Design Review  
2. Waiver of Development Standards

APN #162-31-701-019

**Planning Department,**

On behalf of our client New West Company, VTN Nevada is requesting the approval of a Design Review and Waivers of Development Standards for the above referenced parcel. New West Company is proposing to develop the subject parcel of land as a 29,670 square foot office/warehouse building with an existing zoning of M-1 (Light Manufacturing) facility with land use designation of IND (Industrial) within the Paradise Land Use planning area, Commissioner Michael Naft's district.

New West Company is requesting the approval of the following land use cases:

1. Design Review for a proposed 29,670 square foot Light Industrial Building
2. Waiver of Development Standard for the following:
  - a. To reduce the required parking (Title 30.60-1)
  - b. To eliminate the requirement for parking islands at internal parking areas (Title 30.64-14)
  - c. To allow a front loading zone (Title 30.60-70)

The proposed property is located on the south side of Sobb Avenue and west of Hinson Street, specifically APN 162-31-701-019. The site is currently zoned M-1 (Light Manufacturing) and is designated as IND (Industrial) within the Paradise Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: M-1 (Light Manufacturing) and IND (Industrial)
- West: R-E (Rural Estates Residential) and IND (Industrial)
- North: M-1 (Light Manufacturing) and IND (Industrial)
- East: M-1 (Light Manufacturing) and IND (Industrial)



**Design Review**

*Request: The applicant is requesting approval for a 29,670 square foot building on a 1.25-acre undeveloped infill site at the end of an existing cul-de-sac. The proposed building will consist of a core and shell light industrial building with no interior improvements. The interior of the building will be built out to the lessee specifications in the future. The building will be constructed of painted concrete tilt-up panel walls with tinted glazing in clear anodized aluminum frames and painted metal garage access doors. The overall height of the proposed building is 32' including raised parapet areas for mechanical screening (Permitted building height is 50'-0"). The use of the building is planned for storage/warehouse and/or light manufacturing with minimal office space. The anticipated occupancy would be 10 employees or less based on similar uses.*

*Per Table 30.16-9:*

1. The proposed development is compatible with adjacent development and development in the area, including buildings and structures;
2. The proposed development is consistent with the applicable land use plan, Title 30 requirements, and other regulations, plans and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare

The proposed improvements will include new entry drive, onsite parking area, sidewalks, and landscaping.

**Waiver of Development Standards**

**Request # 1**

*Request: The applicant is requesting a waiver to Title 30 to reduce the required parking from 45 spaces to 33 spaces (reduction of 26.6%)*

**Response**

The applicant has updated the site plan to add additional parking up to 37 parking space. The use of the building is planned for office/warehouse and/or light manufacturing with minimal office space. The anticipated occupancy would be 10 employees or less based on similar uses.

**Site Data**

Project Site:	1.25 acres (gross)
Building area:	29,670 sf.
Parking Required:	$1.5 / 1,000sf. = 29.670 / 1,000 = 29.67 \times 1.5 = 44.505$ (45 Spaces) (Table 30.60-1)
Parking Provided:	37 Spaces (18% reduction)
Handicap Required:	2 Spaces (26-50 Spaces) (Title 30.60-5)
Handicap Provided:	2 Spaces

Bicycle Parking Required: None for industrial uses 10 employees or less per Table 30.60-2  
Bicycle Parking Provided: Two

Loading Spaces Required: 2 Spaces (10,000 sf. – 29,999 sf) = 2 Spaces (Title 30.60.070)  
Loading Spaces Provided: 2 Spaces

**Request # 2**

*Request: To eliminate the Parking Lot Landscaping (Figure 30-64-10 for buffer and Figure 30-64-14) islands at internal parking areas.*

**Response**

The applicant is proposing eliminating the parking lot landscape islands. The single loaded parking area is enclosed within an 8' tall CMU wall along the east and south property lines which would limit the visibility of the lack of landscaping. The elimination of the landscape, in this area only, would be compatible with the existing surrounding developments which do not provide parking lot landscape. The adjacent property to the east does not provide internal landscaping; as well as the property to the north does not have internal landscaping to the west of the existing building. (See additional exhibit for surrounding properties without landscape) Previous Town Board reviews have suggested and encouraged removing/reducing similar landscape conditions to conserve water.

All required landscaping for the front yard, front parking area and street frontage are per Title 30 requirements

**Request # 3**

*Request: The applicant is requesting a waiver to allow a loading zone in the front of the proposed industrial building (Title 30.60-70).*

**Response**

Due to the lot being a narrow and long infill site, the loading dock being located in the front of the proposed industrial use building is more efficient access. This proposed site is compatible with similar uses in the area (i.e., 4380 W Post Road). The site is the second to last lot at the end of a dead-end cul-de-sac. It will have less than 10 employees and no customer/retail traffic so there will not be any vehicle movement during operating hours. There is onsite semi-truck maneuverability which will limit the potential for blocking the driveway entrance.

**Request # 4**

*Request: To allow a reduced size loading zone (Title 30.60-70).*

**Response**

The loading zone at the south end of the site is a grade door 18' wide. this is intended for small delivery trucks to load and unload. The trucks will access the grade door by backing up in the drive aisle and parallel parking to the building. The reduced loading zone request is because the delivery trucks will be parked for only the amount of time it takes to load or unload. Due to the loading area being at the far south end of the parking lot, only 6 spaces will be temporarily not accessible.

*[Handwritten signature]*  
*2*

**Request # 5**

*Request: To reduce the required throat depth (Title 30.52-50).*

**Response**

The applicant is requesting to reduce the throat depth of the driveway entrance of the site. The use of this building is a warehouse and not retail. The staff will be limited to 10 employees. Due to the minimal traffic movement at the entrance/exit there will be no vehicle stacking that will require the minimum throat depth. The driveway width is 40' that will allow additional vehicle movement in and out of the site.

**Request # 6**

*Request: To allow use of Uniform Standard Drawing 224 for the proposed driveway entrance (Title 30.52-50).*

**Response**

Due to the limited lot frontage, and to maximize the driveway width to 40', the Uniform Standard Drawing 224 (Option A) commercial and industrial driveway has been utilized for site ingress/egress.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,  
**VTN Nevada**

*Kayla Cassella*  
Kayla Cassella  
Project Coordinator

cc. Mike Manley, New West Company  
Ken Nicholson, VTN

  
2

VEHICLE MAINTENANCE  
(TITLE 30)

BOULDER HWY/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
AR-22-400076 (UC-20-0087)-5000 BOULDER HWY, LLC:

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

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

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

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

---

RELATED INFORMATION:

**APN:**

161-20-502-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

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

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

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

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

#### History & Request

The Board of County Commissioners (BCC) approved UC-20-0087 in June 2020 for a vehicle maintenance facility with a condition for 6 months to commence and review, in addition to several other conditions. The first application for review, AR-20-400159 (UC-20-0087), was approved by the BCC in February 2021 subject to 6 months to review the use permit and associated applications. The applicant subsequently applied for a second application for review, AR-21-400142 (UC-20-0087), requesting additional time to obtain the necessary building permit for the existing metal buildings. AR-21-400142 (UC-20-0087) was approved by the BCC in October 2021 subject to 6 months to review the use permit and associated applications. This request is for a third application for review for the previously approved land use applications associated with the subject property. The applicant has maintained their business license for the vehicle maintenance facility and has commenced business operations at the subject property. Evidence has been provided to planning staff in the form of photographs indicating the installation of security cameras and surveillance operations at the subject property. Photographs have also been provided to staff depicting the addition of several new trees within the landscape area along the west property line of the site, adjacent to the existing single family residences. Recent aerial photographs, as of February 2022, reveal continuing outside storage of tires on the subject property. Per the Development Code, outside storage is not permitted within the H-2 zoning district. The applicant has applied for a building permit BD21-45114, for the 3 existing metal structures on the project site. The applicant requests additional time to acquire the necessary building permit for the existing metal buildings utilized for the operation of the facility.

#### Site Plans

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

#### Landscaping

Street landscaping along Boulder Highway consists of a 15 foot wide landscape area. Landscaping along the west property line adjacent to the existing single family residential

development, consists of a 10 foot wide landscape area with 2 rows of off-set trees consistent with an intense landscape buffer per Figure 30.64-12. An existing mature tree is located within a planter area at the southeast corner of the site.

#### Elevations

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

#### Floor Plans

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

#### Signage

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

#### Previous Conditions of Approval

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

##### Current Planning

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

##### Building Department - Fire Prevention

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

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

**Current Planning**

- 6 months to review;
- Obtain any required permits and inspections for the existing metal buildings, if needed.
- Applicant is advised that outside storage/display is not permitted in the H-2 zone; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

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

**Current Planning**

- 6 months to commence and review;
- Obtain any required permits for the existing metal buildings, if needed;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Replace the dead trees within the intense landscape buffer along the west property line with Evergreen trees.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; outside storage/display is not permitted in the H-2 zone; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant states they have been operating at this location since 2015 and have recently purchased the subject property. Furthermore, the applicant indicates they have been able to employ an average of 5 employees with the business. The low cost and effective service offered by the business is a benefit to the community. The applicant continues to work with their engineers to bring the subject property into compliance with County and State regulations. The applicant indicates the storage issue will be resolved in the upcoming months and that the required landscaping has been installed along the west property line.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-21-400142 (UC-20-0087)	Second application for review of a vehicle maintenance (automobile) facility	Approved by BCC	October 2021
AR-20-400159 (UC-20-0087)	First application for review of a vehicle maintenance (automobile) facility	Approved by BCC	February 2021

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The applicant continues to make progress in meeting the original conditions imposed by the Board of County Commissioners for UC-20-0087. The applicant has applied for a building permit BD21-45114, for the 3 existing metal structures on the project site. The intent of the



metal structures is to perform vehicle maintenance activities and provide storage for the excessive amount of tires. Therefore, staff recommends approval of the application subject to 6 months for review to ensure the required building permit and inspections are obtained for the existing metal structures and the outside storage of tires are eliminated from the site.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MARIA VERDUZCO

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-20-0087</u> (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>AR 22-400076</u> DATE FILED: <u>5/27/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/28/22 @ 7:00 PM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>7/20/22 @ 9:00 A.M.</u> FEE: <u>\$900.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>5000 BOULDER HWY LLC</u> ADDRESS: <u>5000 BOULDER HWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-712-3922</u> CELL: <u>702-712-3922</u> E-MAIL: <u>VERDUZCOROSARIO@YAHOO.COM</u>
	<b>APPLICANT</b>  NAME: <u>USA AUTO GLASS</u> ADDRESS: <u>5000 BOULDER HWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-712-3922</u> CELL: <u>702-712-3900</u> E-MAIL: <u>VERDUZCOROSARIO@YAHOO.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>MARIA DEL ROSARIO VERDUZCO AVILA</u> ADDRESS: <u>5000 BOULDER HWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-712-3922</u> CELL: <u>702-712-3922</u> E-MAIL: <u>VERDUZCOROSARIO@YAHOO.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-20-502-013

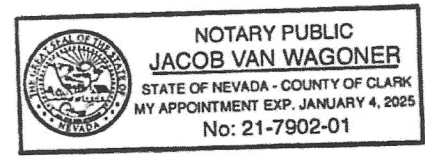
PROPERTY ADDRESS and/or CROSS STREETS: 5000 BOULDER HWY, LAS VEGAS, NEVADA 89121

PROJECT DESCRIPTION: USA AUTO GLASS; SPECIAL USE PERMIT; AUTO GLASS REPAIR AND REPLACEMENT

(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.

Maria Del Rosario Verduzco Avila  
 Property Owner (Signature)\*  
 Maria Del Rosario Verduzco Avila, Operating Manager  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON April 6, 2022 (DATE)  
 By MARIA DEL ROSARIO VERDUZCO AVILA  
 NOTARY PUBLIC: \_\_\_\_\_



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

**USA AUTO GLASS**  
5000 Boulder Hwy  
Las Vegas, Nevada 89121  
702-712-3922  
[UsaAutoGlassLV702@Gmail.com](mailto:UsaAutoGlassLV702@Gmail.com)

Justification Letter

Re: 5000 Boulder Hwy, Las Vegas, Nevada 89121  
Renewal of Special Use Permit Request  
Application AR-21-400142 (UC-20-0087)

AR-22-400076

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

PLANNER  
COPY

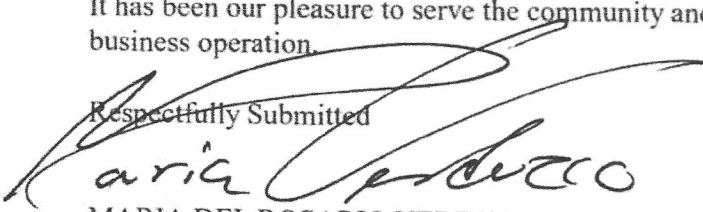
Dear Sir/Madam

We are humbling requesting that our Special Use Permit be granted for the above referenced property/business. USA AUTO GLASS has in operation for approximately seven (7) years now and we are now the owners of the real property. Although it was a struggle and has continued to be a struggle during the pandemic and presently we have been able to continually employ on average of five people. We believe that our low cost and effective service is a benefit to the community and wish to continue to operate.

We are continually working with our engineers to maintain the property in compliance with the county and state standards. We acknowledge that the time it is taking the engineers to complete various tasks in regards to the storage on the property is taking longer than anticipated, however we do believe that the storage issue will be resolved in the upcoming months. We have complied with all other tasks requested by the county such as the beatification of the property, parking requirements, signage, etc.

It has been our pleasure to serve the community and we request that you allow us to continue our business operation.

Respectfully Submitted

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