



# PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 10, 2021

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 <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.

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 YOLANDA KING, County Manager

- III. Approval of Minutes for July 27, 2021. (For possible action)
- IV. Approval of the Agenda for August 10, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items:  
**Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories (For Discussion only)**
- VI. Planning and Zoning
1. **AG-21-900376:** Receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan. (For possible action) **PC 8/17/21**
  2. **ET-21-400107 (VS-19-0126)-OZ OPTICS HOLDINGS INC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Oquendo Road and Patrick Lane (alignment), and between Decatur Boulevard and Cameron Street (alignment) within Paradise (description on file). MN/lm/jo (For possible action) **PC 8/17/21**
  3. **TM-21-500098-PECOS CONDO PARTNERS, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.0 acre in a C-P (Office Professional) Zone. Generally located on the east side Pecos Road, 390 feet north of Harmon Avenue within Paradise. TS/sd/jo (For possible action) **PC 8/17/21**
  4. **UC-21-0327-PONDEROSA VIEW, LLC:**  
**USE PERMIT** for a cannabis establishment (distributor) within an existing building on a 1.0 acre site in an M-1 (Light Manufacturing) (AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Ponderosa Way, 370 feet west of Valley View Boulevard within Paradise. MN/rk/jo (For possible action) **BCC 8/18/21**



5. **UC-21-0382-CITYCENTER HARMON HOTEL HOLDINGS:**  
**USE PERMITS** for a shopping center including the following uses: 1) alcohol, on-premises consumption; 2) alcohol sales beer and wine - packaged only; 3) alcohol sales, liquor - packaged only; 4) antiques; 5) arcade; 6) art gallery; 7) billiard hall; 8) club; 9) convenience store; 10) electronic equipment sales; 11) food cart/booth; 12) grocery store; jewelry making - excluding smelting of metal; 13) jewelry repair; 14) kiosk/informational (outdoor); 15) live entertainment; 16) movie theater; 17) offices; 18) outside dining, drinking and cooking; 19) pharmacy; 20) photographic studio; 21) recording studio; 22) restaurant; 23) retail sales and service; 24) shoe repair; 25) sporting goods; 26) watch/small clock repair; 27) banquet facilities; and 28) all deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) alternative landscaping and screening requirements; 2) permit uses outdoors where required to be in an enclosed building; 3) allow primary access for a shopping center and accessory retail structures for the exterior of a resort hotel; 4) increase building height; and 5) all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) to reduce setbacks; and 2) reduce parking.  
**DESIGN REVIEW** for a shopping center in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jo (For possible action) **BCC 8/18/21**
6. **WS-21-0362-SUNSET PROPERTIES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) driveway geometrics; and 3) encroachment into airspace.  
**DESIGN REVIEWS** for the following: 1) office/warehouse; and 2) finish grade in conjunction with a proposed office/warehouse on 1.9 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Cameron Street within Paradise. MN/nr/jo (For possible action) **BCC 8/18/21**
7. **ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**  
**ZONE CHANGE** to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.  
**DESIGN REVIEWS** for the following: 1) an existing school and park (William E. Orr Middle School/Orr Park); and 2) a proposed animated wall sign in conjunction with a school. Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action) **BCC 8/18/21**
8. **UC-21-0359-MCKOY, FRANK:**  
**USE PERMIT** to increase the overall area of a proposed accessory structure.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue, 115 feet west of Bruce Street within Paradise. MN/jor/jo (For possible action) **PC 9/7/21**

9. **UC-21-0360-CARUSO RICHARD:**  
**USE PERMIT** for a proposed minor training facility (pottery classes) within an existing office building on 0.6 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 300 feet south of Reno Avenue within Paradise. JG/md/jo (For possible action) **PC 9/7/21**
  
10. **UC-21-0364-9005-9089 SOUTH PECOS ROAD LLC:**  
**USE PERMIT** for a place of worship in conjunction with an office complex on a portion of 7.6 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Pecos Road and the north side of I 215 within Paradise. JG/jgh/jo (For possible action) **PC 9/7/21**
  
11. **UC-21-0379-MARYLAND CROSSING LLC:**  
**USE PERMIT** to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing restaurant within an existing shopping center on a portion of 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Maryland Parkway, 300 feet south of Tropicana Avenue within Paradise. JG/sd/jo (For possible action) **PC 9/7/21**

VII. General Business:

Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (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: August 31, 2021

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

July 27, 2021

### MINUTES

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Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>PRESENT</b> Roger Haywood- <b>PRESENT</b>	Joh Wardlaw– <b>EXCUSED</b> Katlyn Cunningham – <b>PRESENT</b>
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

Rob Kaminski; Planning, Beatriz Martinez

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

II. Public Comment:  
None

III. Approval of July 13, 2021 Minutes

**Moved by: Haywood**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

Approval of Agenda for July 27, 2021

**Moved by: Philipp**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

IV. Informational Items  
**NONE**

V. Planning & Zoning

1. **UC-21-0318-4275 W BELL DRIVE, LLC:**

**USE PERMIT** to allow an office as a principal use in conjunction with an existing office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Bell Drive and the west side of Schirlls Street within Paradise. MN/lm/jo (For possible action) **PC 8/17/21**

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

2. **VS-21-0313-UNIVERSITY BOARD OF REGENTS:**

**VACATE AND ABANDON** a portion of right-of-way being Maryland Parkway located between Cottage Grove Avenue and Flamingo Road and a portion of right-of-way being Cottage Grove Avenue between Claymont Street and Maryland Parkway within Paradise (description on file). TS/sd/jd (For possible action) **PC 8/17/21**

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

3. **ET-21-400105 (UC-19-0241)-TEN15 SUNSET GRIER, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) office as a principal use; and 2) restaurants (food court).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow encroachment into airspace; 2) increased building height; 3) reduced parking; and 4) reduced throat depth.

**DESIGN REVIEW** for a proposed office building with a parking garage on 3.1 acres in an M-D (Design Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/lm/jo (For possible action) **BCC 8/18/21**

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

4. **UC-21-0284-HRHH PROPCO, LLC:**

**USE PERMITS** for the following: 1) live entertainment; 2) reduce separation from outdoor live entertainment to a residential use; and 3) allow primary access to the live entertainment areas not through the interior of a resort hotel.

**DESIGN REVIEWS** for the following: 1) outdoor event areas; and 2) remodel of resort hotel areas (Virgin Hotel) on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise. JG/jt/jo (For possible action) **BCC 8/18/21**

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

- 1 year review as public hearing starting from first day of operation
- VOTE: 4-0 Unanimous**

5. **UC-21-0332-ERBR, LLC:**  
**USE PERMITS** for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.  
**DESIGN REVIEWS** for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/md/jo (For possible action)  
**BCC 8/18/21**

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

6. **WC-21-400099 (UC-0729-06)-R & G HOLDINGS, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring massage business hours limited to 8:00 a.m. to 9:00 p.m. on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/bb/jo (For possible action)  
**BCC 8/18/21**

**MOVED BY-Cunningham**  
**DENY- Denial of Waiver of Conditions only**  
**VOTE: 4-0 Unanimous**

7. **WS-21-0312-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall sign area.  
**DESIGN REVIEW** for modifications to an approved comprehensive sign package on a 0.7 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/lm/jo (For possible action)  
**BCC 8/18/21**

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

- VI. General Business  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be August 10, 2021**
- IX. Adjournment  
**The meeting was adjourned at 7:45 p.m.**

**TOWN ADVISORY BOARD**  
**ZONING / SUBDIVISIONS / LAND USE**

**AGENDA ITEM**

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**Petitioner:** Nancy A. Amundsen, Director, Department of Comprehensive Planning

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**Recommendation:** AG-21-900376: Receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

On April 11, 2019, the Regional Transportation Commission of Southern Nevada (RTC) Board voted to select Bus Rapid Transit (BRT) as the Locally Preferred Alternative for a fixed-guideway system along Maryland Parkway. On August 6, 2019, the Board of County Commissioners (BCC) approved an interlocal agreement with the RTC for the purpose of creating the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan. TOD is a type of development that incorporates a mix of residential and commercial buildings with walkable neighborhoods near public transit stations. TOD can stimulate economic investment in a neighborhood while offering residents easy access to many types of activities, such as employment, housing, restaurants, and shops while reducing the need for automobiles. Comprehensive Planning staff began working with a consultant (MIG, Inc.) in December 2019 to develop the Plan. The County portion of the Maryland Parkway Corridor Plan Area extends for 3.8 miles from Sahara Avenue, south to Russell Road. The City of Las Vegas is concurrently developing a similar plan for their portion of the Maryland Parkway Corridor, north of Sahara Avenue and into the Las Vegas Medical District, to provide for a cohesive plan.

The components of the TOD Plan consist of Existing Conditions and Needs Assessment, TOD Market Readiness Analysis, Workforce Housing Plan, Value Capture Toolkit, TOD Plans for 4 Priority Focus Areas (Sahara Avenue, Desert Inn Road, Flamingo Road, and University Road), Market Analysis for the 4 Priority Focus Areas, and a Performance Measures Template.

As the plan was being developed, several public outreach activities were conducted to gather input from the community. An initial in-person community open house was held in January 2020, but with the onset of the COVID-19 pandemic, outreach activities switched to a virtual format. An online community survey was conducted in May 2020 followed by an interactive, map-based, online survey centered on the priority focus areas in October 2020. The draft TOD plans for the priority focus areas were made available to the public on the project website (<https://www.rtcnv.com/maryland-parkway/tod/>) in July 2021 in tandem with a live virtual public meeting conducted on July 14, 2021. A Stakeholder Advisory Workgroup (SAW) and Technical Working Group were also formed consisting of various stakeholders in the area, such as property owners, business owners, developers, various chambers of commerce, the Maryland Parkway Coalition, UNLV representatives, Town Advisory Board representatives, and key local government and quasi-government agencies. The SAW and Technical Working Group met approximately 9 times at various stages of plan development. The Planning Commission and Board of County Commissioners will receive the report at their August 17, 2021 and August 18, 2021 meetings, respectively.

Staff recommends that the Town Advisory Board receive the report.

Cleared For Agenda  
08/10/21



08/17/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

DECATUR BLVD/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400107 (VS-19-0126)-OZ OPTICS HOLDINGS INC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Oquendo Road and Patrick Lane (alignment), and between Decatur Boulevard and Cameron Street (alignment) within Paradise (description on file). MN/lm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-31-201-014; 162-31-201-015; 162-31-201-019

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The previously approved request was to vacate and abandon 33 foot wide patent easements on the north, south, and east sides of parcel 162-31-201-014; 33 foot wide patent easements on the north, east, and west sides of parcel 162-31-201-015; and 33 foot wide patent easements on the south, east, and west sides of parcel 162-31-201-019.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0126:

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

The applicant indicates that the property owner has been working with Public Works regarding right-of-way dedication and granting easements along Decatur Boulevard. Additional time is needed to extend this application in order to complete the mapping process (MSM-19-600030) which is ready for final signatures.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0126	Vacated and abandoned easements	Approved by PC	April 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
South	Business and Design/Research Park	P-F	Drainage easement
East	Business and Design/Research Park	R-E	Undeveloped
West	Business and Design/Research Park	M-1	Industrial warehouse

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

**Public Works - Development Review**

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

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 2, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** QZ OPTICS HOLDINGS INC

**CONTACT:** BRIAN RIDINGER, THE LANDESIGN CONSULTANT, 1134 CASTLE POINT AVE, HENDERSON, NV 89074



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): VS-19-0126	STAFF	DATE FILED: <u>6/29/2021</u>	APP. NUMBER: <u>ET-21-400107</u>
		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC: <u>PARADISE</u>
		ACCEPTED BY: <u>LMN</u>	TAB/CAC DATE: <u>7/27/21</u> TIME: <u>3pm</u>
		FEE: <u>475</u> CHECK #: <u>—</u>	PC MEETING DATE: <u>8/17/2021</u>
		COMMISSIONER: <u>—</u>	BCC MTG DATE: <u>—</u>
		OVERLAY(S)? <u>—</u>	ZONE / AE / RNP: <u>—</u>
		TRAILS? Y/N <u>—</u>	PFNA? Y/N <u>—</u>
		PLANNED LAND USE: <u>—</u>	

PROPERTY OWNER	NAME: <u>OZ Optics Holdings, LLC</u>
	ADDRESS: <u>18 Tanner Crescent</u>
	CITY: <u>Ottawa</u>
	STATE: <u>ON Canada</u> ZIP: <u>K2K2M7</u>
	TELEPHONE: <u>613-831-0981</u> CELL: <u>613-291-1996</u>
	E-MAIL: <u>osezerman@ozoptics.com</u>

APPLICANT	NAME: <u>OZ Optics Holdings, LLC</u>
	ADDRESS: <u>18 Tanner Crescent</u>
	CITY: <u>Ottawa</u>
	STATE: <u>ON Canada</u> ZIP: <u>K2K2M7</u>
	TELEPHONE: <u>613-831-0981</u> CELL: <u>613-291-1996</u>
	E-MAIL: <u>osezerman@ozoptics.com</u>
	REF CONTACT ID #: <u>—</u>

CORRESPONDENT	NAME: <u>The LanDesign Consultant, Brian Ridinger PE</u>
	ADDRESS: <u>1134 Castle Point Ave</u>
	CITY: <u>Henderson</u>
	STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-547-0047</u> CELL: <u>702-218-9478</u>
	E-MAIL: <u>brinar@landesignconsult.com</u>
	REF CONTACT ID #: <u>—</u>

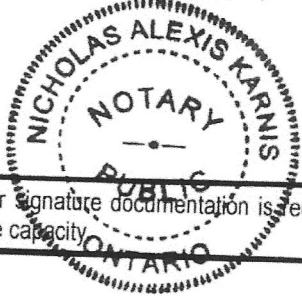
ASSESSOR'S PARCEL NUMBER(S): 162-31-201-014, 162-31-014-015, 162-31-201-019

PROPERTY ADDRESS and/or CROSS STREETS: NEC Decatur Blvd and Patrick Lane

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.

Property Owner (Signature)\*  
 STATE OF NEVADA CITY OF OTTAWA  
 COUNTRY OF PROVINCE OF ONTARIO, CANADA  
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 2, 2021 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: NICHOLAS KARNIS

OMUR SEZERMAN, PRESIDENT  
 Property Owner (Print)



2

\*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.

# The LanDesign Consultant

I N C O R P O R A T E D

LAND DEVELOPMENT CIVIL ENGINEERS

*providing insightful solutions for land development*

May 25, 2021

Clark County  
Department of Comprehensive Planning  
500 S Grand Central Pkwy  
Las Vegas, NV 89106

RE: Justification Letter for Extension of Time for VS-19-0126  
Vacation of a 33' Patent Easements APN 162-31-201-014, 015 and 019

To Whom it May Concern:

Our office represents the owner of the property located on Decatur Boulevard on the northeast corner of the intersection with Patrick Lane. The property consists of three legal parcels with Patent Easements that have been reserved to Clark County.

The original application for vacation of these Patent Easements was approved and a Notice of Final Action issued. The conditions set forth as well as any comments to documents submitted for recordation was completed in June of 2020. However, the documents are not recorded and are held by the Clark County Survey Department since their completion for subsequent actions.

One of the subsequent actions is a vacation of a portion of Decatur Boulevard (VS-20-0351). The property owner cooperated with Clark County Public Works in conjunction with the County Decatur Boulevard project and dedicated the 60 feet half street right of way requested by Public Works. Unfortunately, the County's policy to procure Right of Way to the full width, necessitates the property owner apply for a vacation of the outer 5 feet conditioned by the Owner's design review application and the Owner's current Parcel Map Application ( MSM 19-600030).

As it is, the County policy held the Patent Vacation from recording for the subsequent actions to be completed, thus necessitating this request for an Extension of Time on VS-19-0126. At present, the parcel map is ready for signature, however, needs this Extension to complete. Should you have any questions, please do not hesitate to contact me at 702-547-0047. Thank you for your consideration.

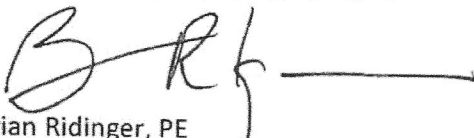
Sincerely

Telephone  
(702) 547-0047

The LanDesign Consultant

I N C O R P O R A T E D

1134  
Castle Point  
Avenue  
Henderson,  
NV 89074

  
Brian Ridinger, PE

Development Planning and Feasibility

Civil Engineering

Entitlements

The  
LanDesign  
Consultant 

08/17/21 PC AGENDA SHEET

PECOS CONDO PARTNERS  
(TITLE 30)

PECOS RD/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500098-PECOS CONDO PARTNERS, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.0 acre in a C-P (Office Professional) Zone.

Generally located on the east side Pecos Road, 390 feet north of Harmon Avenue within Paradise. TS/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-24-607-002

**LAND USE PLAN:**  
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

The plans depict a 1 lot commercial subdivision (Condominium) on 1.0 acre. The existing building is currently a commercial office. The plans show an existing 39,936 square foot commercial in-line building with access from Pecos Road. There is existing cross access with the adjacent commercial properties to the south that share access from Pecos Road. The client has stated they intend to convert the existing building into commercial condominiums because of the location along Pecos Road.

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 4425 S. Pecos Road
- Site Acreage: 1.0
- Number of Lots/Units: 1

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-1415-98	Variance for on-premises signage	Approved by PC	October 1998
VC-1799-94	Variance for reduced setbacks and encroachments	Approved by PC	January 1995
ZC-0351-94	Reclassified from R-1 to C-P zoning	Approved by BCC	April 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Office Professional	C-P	Office buildings
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	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**

This request meets the tentative map requirements as outlined in Title 30.

**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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- No comment.

**Current Planning Division - Addressing**

- Unit numbers for commercial condominiums shall be reviewed and approved during the final map process.

**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 #0272-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.



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

**APPLICANT:** SUZANNE LASPINA

**CONTACT:** SUZANNE LASPINA, LOCHSA SURVEYING, 6345 S. JONES BLVD #200,  
LAS VEGAS, NV 89118

DRAFT



08/18/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT  
(TITLE 30)

PONDEROSA WY/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0327-PONDEROSA VIEW, LLC:**

**USE PERMIT** for a cannabis establishment (distributor) within an existing building on a 1.0 acre site in an M-1 (Light Manufacturing) (AE-65) Zone in the Adult Use Overlay District.

Generally located on the north side of Ponderosa Way, 370 feet west of Valley View Boulevard within Paradise. MN/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-31-614-008

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3900 Ponderosa Way
- Site Acreage: 1
- Project Type: Cannabis distributor
- Number of Stories: 1
- Square Feet: 20,100
- Parking Required/Provided: 30/30

History & Site Plan

The site plan depicts a developed industrial complex which consists of 8 buildings. Livfree Wellness facility will occupy 1 of the 8 buildings. The distributor facility will share lease space with a production facility within the same building. Access to the site is from Valley View Boulevard and Oquendo Road via cross access with the adjacent parcels to the east and north within the same industrial complex. A total of 30 parking spaces are provided for this site where a minimum of 30 spaces are required. No changes are proposed or required to the exterior of the building, site, or landscape areas.

Landscaping

No additional landscaping is required or provided with this request.

Elevations

The elevations depict a 1 story structure composed of concrete tilt-up panels with aluminum windows, roll-up doors, and a flat roof behind parapet walls.

Floor Plans

The plans depict a 20,100 square foot production and distribution facility located within most of the building area. The plans show the following:

- Warehouse area
- Production area
- Processing/package area
- Storage areas
- Office
- Lobby check-in
- Break room
- Locker room
- Restrooms

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that it is their belief that the surrounding properties will not be unduly affected by this facility nor will the proposed use negatively impact the health, safety, or welfare of the public.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0314	Cannabis establishment (production)	Approved by BCC	June 2018
UC-18-0313	Cannabis establishment (cultivation)	Approved by BCC	June 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Industrial	M-1	Office/warehouse development

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 separation survey indicates that all required separations are being met. The crime report indicates that there were 67 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

Staff finds that the proposed cannabis distributor use will not have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is in harmony with the goals and objectives of the Comprehensive Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

### **Department of Aviation**

The property lies within the AE-65 (65-70 DNL) noise contour for McCarran 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 McCarran 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- 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 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**

- Traffic study and compliance.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- No comment.

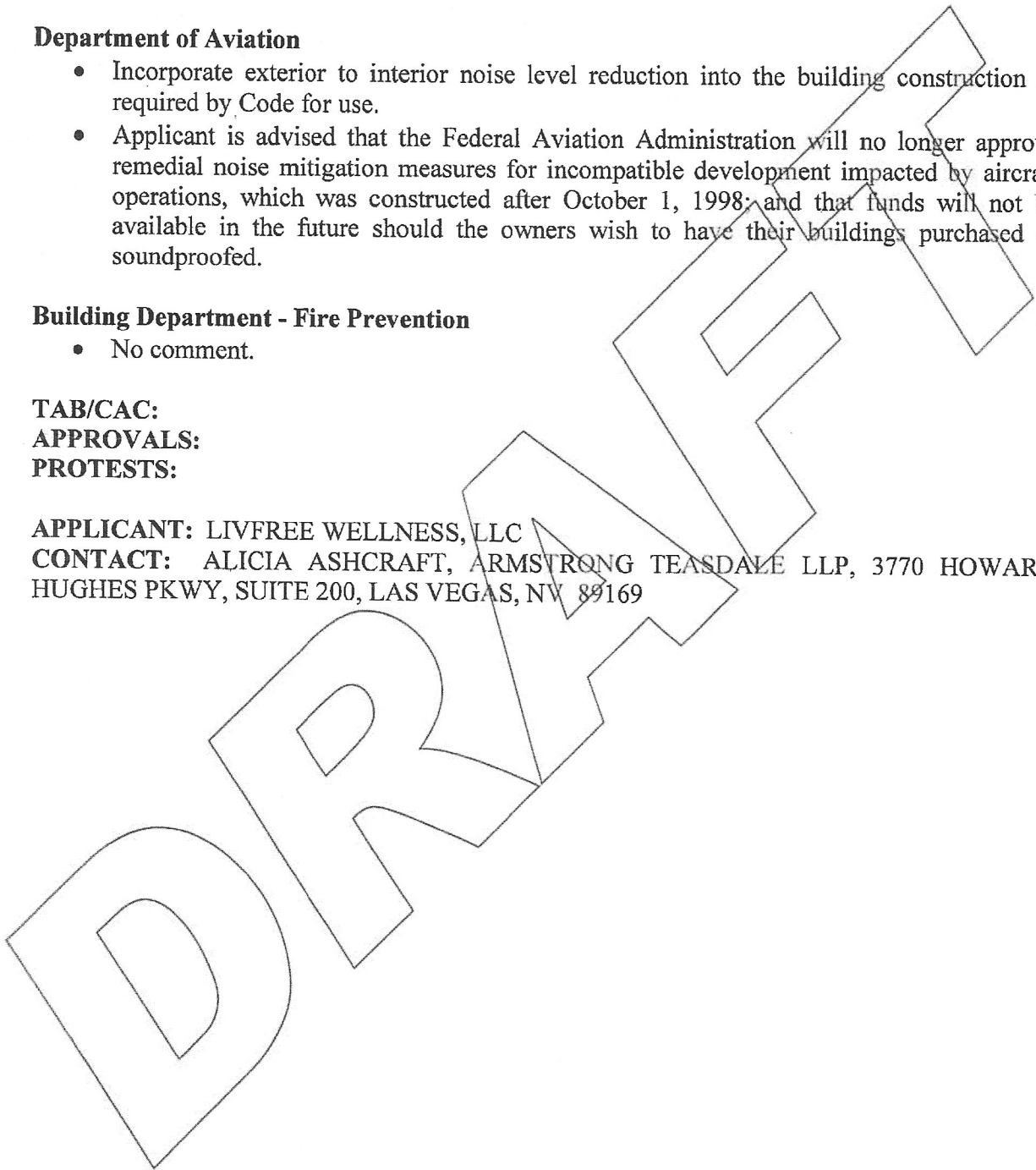
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LIVFREE WELLNESS, LLC

**CONTACT:** ALICIA ASHCRAFT, ARMSTRONG TEASDALE LLP, 3770 HOWARD HUGHES PKWY, SUITE 200, LAS VEGAS, NV 89169







Alicia R. Ashcraft  
Direct T 702.473.7079  
aashcraft@atllp.com

May 13, 2021

Clark County Comprehensive Planning  
500 Grand Central Parkway  
P. O. Box 551744  
Las Vegas, NV 89155-1744

**Re: Justification Letter – Ponderosa Distribution  
Livfree Wellness LLC  
3900 Ponderosa Way, Las Vegas, NV  
APN 162-31-614-008**

Dear Sir or Madam:

The following justification letter is provided in connection with Livfree Wellness LLC's application for a special use permit (UC) to relocate an existing cannabis distributor license and co-locate with an existing cannabis production facility at 3900 Ponderosa Way, Las Vegas, NV (Paradise Township) ("Location"). Pursuant to the Clark County Code, a special use permit is required for a cannabis distributor facility. Title 30 of the Code lists the following standards for approval in evaluating this request:

- A. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of [Title 30];
- B. The proposed 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 rights-of-way, or other matters affecting the public health, safety, and general welfare; and
- C. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

The following letter demonstrates applicant's compliance with the Code and provides the justification for approval of the use permit for the proposed Location:

1. Livfree Wellness currently operates a cannabis production facility in Unincorporated Clark County at the Location, consistent with the requirements of Nevada Revised Statutes Title 56 and the Clark County Code, and will likewise operate a compliant facility consistent with NRS Title 56 and the Clark County Code for the proposed relocation of the distributor facility. The current land use of the proposed Location has produced an environment of stable and desirable character in harmony with the purpose, goals, objectives and standards of Title 30 of the Code and the Comprehensive Plan due in part to the area in which it services. The current zoning classification for this parcel is Light Manufacturing (M-1).

2. The proposed use is consistent with the surrounding uses in this area, which is also zoned Light Manufacturing (M-1).

3. The proposed use will not result in a substantial or undue adverse effect on adjacent properties, nor will it alter the character of the neighborhood, traffic conditions, parking, public improvements, public facilities and services, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Livfree Wellness's proposed Location is supported by the additional factors for consideration as set forth on Title 30:

- a. The Applicant's proposed Location meets the distance separations as required by the Code. There are no schools located within 1,000 feet of the Property, nor are there community facilities within 300 feet.
- b. The proposed Location is not located with the Las Vegas Boulevard Gaming Corridor, nor within 1,500 feet of a nonrestricted gaming property.
- c. The site is located generally at the intersection of Russell Road and Valley View Boulevard, with easy vehicular access via Russell Road to Interstate-15 for safe transportation of product to and from the facility.
- d. The surrounding roadway infrastructure is adequate for the proposed use and consequently, the use will not have an adverse effect on the roadways. Large heavy trucks will not be used in connection with the facility operations.

4. Livfree Wellness will utilize public utilities and services, including electrical, water, and wastewater services. Commercial waste is disposed through and processed by Republic Services of Southern Nevada.

5. The proposed Location for a cannabis distributor facility will be adequately served by the existing public improvements, facilities, and services which will not impose an undue burden.

Please feel free to contact me if you have any questions. Thank you.

Very truly yours,



Alicia R. Ashcraft



SHOPPING CENTER  
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0382-CITYCENTER HARMON HOTEL HOLDINGS:**

**USE PERMITS** for a shopping center including the following uses: 1) alcohol, on-premises consumption; 2) alcohol sales beer and wine - packaged only; 3) alcohol sales, liquor - packaged only; 4) antiques; 5) arcade; 6) art gallery; 7) billiard hall; 8) club; 9) convenience store; 10) electronic equipment sales; 11) food cart/booth; 12) grocery store; jewelry making - excluding smelting of metal; 13) jewelry repair; 14) kiosk/informational (outdoor); 15) live entertainment; 16) movie theater; 17) offices; 18) outside dining, drinking and cooking; 19) pharmacy; 20) photographic studio; 21) recording studio; 22) restaurant; 23) retail sales and service; 24) shoe repair; 25) sporting goods; 26) watch/small clock repair; 27) banquet facilities; and 28) all deviations as shown per plans on file.

**DEVIATIONS** for the following: 1) alternative landscaping and screening requirements; 2) permit uses outdoors where required to be in an enclosed building; 3) allow primary access for a shopping center and accessory retail structures for the exterior of a resort hotel; 4) increase building height; and 5) all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) to reduce setbacks; and 2) reduce parking.

**DESIGN REVIEW** for a shopping center in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-20-711-008 ptn; 162-20-711-013 through 162-20-711-014

**DEVIATIONS:**

1. Permit alternative landscaping adjacent to Harmon Avenue where landscaping is required per Table 30.64-2 and Figure 30.64-17.
2.
  - a. Permit food carts/booths to be outdoors where required to be within an enclosed building.
  - b. Permit retail sales outdoors where required to be conducted within an enclosed building.
3. Allow primary access for a shopping center and accessory retail structures in conjunction with a resort hotel (CityCenter Resort Hotel) for the exterior of the resort hotel where access is required through the interior of the resort hotel per Table 30.44-1.

4. Increase building height to 127 feet where 100 feet is the standard per Table 30.40-7 (a 27% increase).
5. All other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the side street (corner) setback to a shopping center to 3 feet where a minimum of 10 feet is required per Table 30.40-7 (a 70% reduction).
- b. Reduce the setback to a right-of-way (Harmon Avenue) to a minimum of 3 feet where a minimum of 10 feet is required per Section 30.56.040 (a 70% reduction).
2. Reduce parking for a shopping center to 400 spaces where a minimum of 777 spaces are required per Table 30.60-1 (a 48.5% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3414 & 3716 Las Vegas Boulevard South
- Site Acreage: 61.4 (portion)
- Project Type: Shopping center in conjunction with CityCenter Resort Hotel
- Number of Stories: 4
- Building Height (feet): 127
- Square Feet: 228,278
- Parking Required/Provided: 777/400

Site Plan

The site is located at the southwest corner of the intersections of Las Vegas Boulevard South and Harmon Avenue. This site is located within the boundary of the CityCenter Resort Hotel facility and is considered a part of that project. The site is made-up of 3 parcels that have a total area of approximately 61.4 acres that includes areas within the CityCenter Resort Hotel facility that are beyond the scope of the proposed shopping center. The site of the shopping center itself has an area of approximately 2.3 acres located on the northeast corner of the CityCenter Resort Hotel facility. The building for the shopping center is located on the eastern portion of the 2.3 acres. Parking for the shopping center is provided by an existing underground parking garage. Access to this parking garage is provided by an existing driveway from Harmon Avenue located on the western portion of the proposed shopping center site. The plans depict loading areas, drop-off and pick-up areas and access to the parking garage located to the west of the shopping center building, pedestrian access is provided to this site from the abutting developments to the north, south, and west by existing sidewalks/pedestrians access easements at grade level and by an existing pedestrian bridge and access easement on the second level. The proposed setback reductions are for a pedestrian access on the second level of the building along the northern portion of the building from Harmon Avenue.

### Landscaping

There are existing landscape areas adjacent to this site along Las Vegas Boulevard South and the plans indicate 1 tree will be removed from this landscape area at the intersection of Harmon Avenue and Las Vegas Boulevard South to improve visibility. No other changes are proposed or required to the landscape area along Las Vegas Boulevard South. The plan depicts landscape islands adjacent to the driveway from Harmon Avenue, next to the ramps that provide ingress and egress to the parking garage and along portions of the west side of the building. These landscape areas will consist of combinations of trees, shrubs, and groundcover.

### Elevations

The building is 4 stories with a maximum height of 127 feet. The roofline of the fourth story is at a height of 81 feet. The remaining 46 feet of the building is a parapet wall that will be used for a LED sign that is not part of this request. The building has flat roofs behind parapet walls. The exterior of the building consists of insulated glass windows, aluminum curtain wall window systems, decorative metal panels, stone tile, and concrete in colors and patterns to match adjacent developments.

### Floor Plans

The shopping center has a total area of 228,278 square feet, which will consist of 162,200 square feet of public areas and 66,078 square feet of nonpublic areas. The shopping center consists of 4 levels above grade and basement levels. The basement levels will consist of loading spaces, service areas for trash disposal, a parking garage and storage areas for the shopping center. The plans show the 4 levels above grade will be divided into 21 leasable spaces that will be between 260 square feet to 27,560 square feet in area that will be used for a variety of dining, shopping, and other commercial/retail uses. Level 4 will also have 7,460 square feet of outdoor terrace area that will be used for outside dining and drinking areas.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed development is appropriate for the area and is compatible with existing uses along the Resort Corridor. The project will enhance the aesthetics of the general area and site and contribute to the existing synergy of this portion of the Resort Corridor. The proposed parking reduction is for this shopping center only and additional parking for this shopping center can be provided by other parking facilities within the CityCenter Resort Hotel facility. Additionally, based on a traffic analysis submitted for this project, 52% of the trips to this site will be by an alternative mode of transportation other than private or for hire vehicles. Therefore, the proposed parking reduction will not have an adverse effect on the adjacent developments. The proposed height of the building is consistent and compatible with other developments in the area. The setback reduction is for pedestrian access on the second level of the building along the north side of the building. This will provide access to the shopping center from the existing pedestrian access bridge and access easement along the east side of the site which ties the project site in with the abutting development to the north and south of this site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-20-0136	Building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter)	Approved by ZA	March 2020
UC-0749-13	Recreational facility (T-Mobile Arena), fairgrounds, retail sales, restaurants, on-premises consumption of alcohol, accessory commercial uses, and parking reduction that combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by BCC	January 2014
UC-0364-09	Reduced parking for Project CityCenter and the Monte Carlo Resort Hotel	Approved by BCC	July 2009
UC-0341-09	Reduced setbacks from right-of-way to outside dining area	Approved by BCC	June 2009
UC-0712-08	Comprehensive sign plan	Approved by BCC	August 2008
DR-0711-08	Landscaping additions (public art)	Approved by BCC	August 2008
UC-0669-07	Increased height of a high-rise tower in conjunction with a resort hotel	Approved by BCC	July 2007
UC-0281-07	Increased height of 4 high-rise towers in conjunction with a resort hotel	Approved by BCC	April 2007
DR-0290-07	Modified the retail portion of an approved resort hotel	Approved by BCC	April 2007
WS-0007-07	Allowed a pedestrian grade system at the intersection of Las Vegas Boulevard South and Harmon Avenue	Approved by BCC	February 2007
DR-1436-06	Landscaping	Approved by BCC	November 2006
UC-1336-06	Modified an approved resort hotel, waiver to non-standard improvements in a right-of-way and landscaping	Approved by BCC	November 2006
UC-0712-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0711-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0013-06	Resort hotel	Approved by BCC	March 2006

There are several other land use applications that have included this site; however, the application listed above is the most directly related to the current request.

**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Cosmopolitan Resort Hotel
South & West	Commercial Tourist	H-1	Project CityCenter
East	Commercial Tourist	H-1	Harmon Corner shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits & Deviations

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 Comprehensive 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.

This site is located within the Resort Corridor which is a high intensity economic center that is tourist oriented and caters to pedestrians both in circulation and scale of development. The proposed shopping center is consistent and compatible with the existing facilities for CityCenter. The use is also compatible with the existing developments abutting this site. The request complies with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and of similar scale and intensity to provide appropriate connective and not be segregate. The design also complies with Urban Specific Policy 10 of the Comprehensive Master Plan to encourage site design that are compatible with adjacent land uses. This project is being developed in conjunction with Project CityCenter, a resort hotel facility. Similar deviations have been approved in conjunction with other resort hotels and associated uses with resort hotels within the Resort Corridor. Therefore, staff can support the requested use permits and deviations.

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

The proposed setback reductions are for a pedestrian access on the second level of the shopping center from Harmon Avenue. The reduction to 3 feet is only for a portion of the pedestrian access, the majority of this pedestrian access will be approximately 6 feet from the street.



Additionally, this pedestrian access is not at grade level but is approximately 20 feet above grade. Therefore, staff does not object to this waiver.

#### Waiver of Development Standards #2

Typically, staff would find a request to reduce parking by 48.5% to be excessive. However, a traffic analysis submitted by the applicant indicates that 52% of the trips to this site will be by an alternative mode of transportation other than private or for hire vehicles. Many patrons of this shopping center will be tourists who will walk to this site from the abutting developments or seek some other mode of transportation other than a private vehicle. Additionally, as part of CityCenter, there are other parking facilities that can be utilized within CityCenter to provide additional parking if needed. Employees of the shopping center, for example will use a parking garage used by employees of the CityCenter facility, which will free up spaces on-site for the customers of the shopping center who do drive to the facility. Therefore, staff can support the requested parking reduction.

#### Design Review

The design of the proposed shopping center will result in improvement to the CityCenter site that are functionally and visually integrated both internally as well and with abutting developments. The proposed building complies with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages site designs to be compatible with adjacent land uses and staff supports the design review. However, staff is concerned that if construction is halted or the project is abandoned this would create a safety hazard and have an adverse impact on this portion of the Resort Corridor. Therefore, staff would recommend that a decommission agreement plan be required for this project.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Submit a performance bond for the shopping center area acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued;

- Provide a Decommissioning Agreement Plan for the shopping center area prior to permits for unfinished construction, including the removal of building materials should construction of the project be discontinued with said plan to be submitted and approved prior to building permit for the shopping center;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this project is subject to the requirements of the Development Agreement for CityCenter; 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**

- Vacate the excess portion of the existing pedestrian access easement/sidewalk.

#### **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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### **Building Department - Fire Prevention**

- No comment.



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

**APPLICANT:** 63SLVB, LLC  
**CONTACT:** CURT CARLSON, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128

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) <u>675</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-21-0382</u> DATE FILED: <u>7-15-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8-10-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-8-21 → 8-18-21</u> FEE: <u>\$1825</u>		
		PROPERTY OWNER	NAME: <u>CityCenter Harmon Hotel Holdings, LLC</u> Attn: <u>Barris Kaiser</u> ADDRESS: <u>6385 S. Rainbow Blvd., Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.528.6848</u> CELL: _____ E-MAIL: <u>bkaiser@mgmresorts.com</u>	
			APPLICANT	NAME: <u>63 SLVB LLC - Brett Torino</u> ADDRESS: <u>4455 Wagon Trail Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.258.4474</u> CELL: _____ E-MAIL: <u>czap12@5hpartners.com</u> REF CONTACT ID #: _____
				CORRESPONDENT

ASSESSOR'S PARCEL NUMBER(S): 162-20-711-014, 162-20-711-013, 162-20-711-008

PROPERTY ADDRESS and/or CROSS STREETS: 3716 South Las Vegas Boulevard, SW corner of LVB and Harmon Avenue

PROJECT DESCRIPTION: 4 story; 205,000 SF retail building over existing parking

(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.

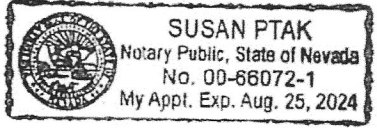
[Signature]  
 Property Owner (Signature)\*

Laura Norton, Authorized Rep  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

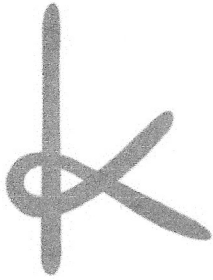
SUBSCRIBED AND SWORN BEFORE ME ON April 23 2021 (DATE)  
 By Laura Norton, Authorized Representative

NOTARY PUBLIC: Susan Ptak



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

APR 21-100318



**KNIT**

7250 Peak Drive,  
Suite 216  
Las Vegas, NV 89128  
P 702.363.2222  
F 702.363.6060

Las Vegas  
Seattle  
Salt Lake City  
KnitStudios.com

**July 1, 2021**

Mr. Al Laird  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

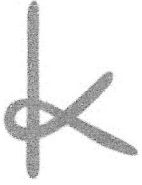
**RE: Justification Letter (Revision 4) Use Permits, Design Review and Waivers  
of Development Standards  
APNs: 162-20-711-014, 162-20-711-013 and 162-20-711-008)**

Dear Mr. Laird,

The enclosed information is for a Land Use Application for the above referenced project located at 3716 South Las Vegas Boulevard (SW corner of Las Vegas Boulevard and Harmon Avenue).

Project 63 is a new, 4-story retail building over existing sub-terranean parking at the southwest corner of Las Vegas Boulevard and Harmon Avenue (within City Center). **The project is at the site of the old Harmon Hotel Tower. The project is a total of 228,278 square feet including public and non-public areas).** The project utilizes the existing signalized vehicular access at Harmon Avenue and existing access ramps to subterranean parking. All vehicular access, parking, loading zones and trash areas to remain unaltered. **All vehicular access, parking, loading zones and trash areas, loading docks, and are contained in and shared with the overall CityCenter site. Pedestrian**

John Anderson, RD  
Curt Carlson, AIA  
Mark McGinty, RD  
Dennis Panars, AIA  
Eric Roberts, AIA  
John Sawdon, AIA

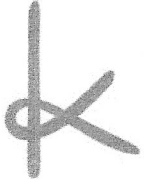


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**access is at the grade level and bridge level (Level 2) via an existing pedestrian access easement/sidewalk and a proposed pedestrian access easement/side (sky bridge) on the second level.** The project is connected to the existing pedestrian bridge, stairs and elevators that span Harmon Avenue and connects to the CityCenter site. The site abuts and is connected to the existing pedestrian access easement and pedestrian realm (along the east property line) which is part of the pedestrian realm for the CityCenter/Aria Resort complex along Las Vegas Boulevard South. The height of the building is 127 feet to the highest point. The building is clad in prefinished natural color aluminum panels, bronze anodized aluminum window frames with clear glazing, glass railings and decorative accent linear light strips.

**This project is allowed per the Comprehensive Planning to be a free-standing/stand-alone project as far as parking for this project concerned, although, still considered a part of the overall CityCenter/Aria Resort Complex. The required parking for this stand-alone project is 777 spaces (including area accessible from the public and non-public areas). A parking waiver is requested to reduce the required parking to 400 spaces where 777 spaces are required (a 48.52% reduction). The parking spaces provided for the project are within the structures of the CityCenter complex as assigned by MGM. The parking waiver as submitted is specifically for this freestanding/stand-alone site/projects.**

The design of this project also includes a proposed reduction of the existing pedestrian access easement/sidewalk along the north side of the site (Harmon Avenue) to a proposed 10 feet foot wide easement where the existing pedestrian access easement/sidewalk is 15 feet wide. The excess five foot portion of the existing easement will be vacated, and a legal description provided for the remaining 10 foot wide easement and rededicated to the County. The justification for this reduction in the width of the existing pedestrian access/easement/sidewalk is because the design of the project includes another 10-foot-wide pedestrian access easement/sidewalk and circulation/bridge on the second level of the project which is an elevated walkway on the second level of the project. This proposed elevated walkway/pedestrian access easement is above the grade level pedestrian of the existing access easement/sidewalk and is connected to the existing pedestrian access easement/sidewalk and pedestrian bridges in the



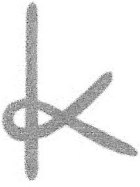
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**CityCenter/Aria Resort complex. This proposed reduction of the easement and the proposed elevated pedestrian walkway/access easement/sidewalk has been reviewed and allowed by the Director of Public Works. Please see the attached email from the Director. The vacation application will be submitted as a separate application after approval of the project to vacate a portion of the existing easement and provide the new easements as shown per the plans.**

Signage for the project is not a part of this submittal.

**This application includes the following:**

1. SPECIAL USE/CONDITIONAL USE for:
  - a. Alcohol, On-Premises Consumption, Alcohol Sales, Beer and Wine-Packaged, Alcohol Sales, Liquor- Packaged, Antiques, Arcade, Art Gallery, Banquet Facilities, Billiard Hall, Body Piercing, Club, Convenience Store, Craft Distillery, Day Spa, Electronic Equipment Sales, Food Cart/Booth, Grocery Store, Health Club, Hookah Lounge, Jewelry Making - excluding Smelting, Jewelry Repair, Jewelry Sales, Live Entertainment, Massage, Movie Theater, Museum, Night Club, Office, Outside Dining, Drinking and Cooking, Permanent Make-up, Personal Services, Pharmacy, Photographic Studio, Recording Studios, Recreation Facility, Reflexology, Restaurant, Retail Sales and Service, Shoe Repair, Sporting Goods, Tanning Salon, Tattoo, Theater, Wedding Chapel, Watch Repair.
2. **DEVIATIONS TO DEVELOPMENT STANDARDS:**
  - a. **Include all Deviations as shown per Plans on file.**
  - b. **Allow alternative landscaping along the street frontage.**
  - c. Deviation to reduce the Setback Ratio to 15' along the north property line (Harmon Avenue).
  - d. Allow primary access for a shopping center and accessory retail structures from the exterior of the resort hotel.
  - e. Permit outdoor uses where uses are required to outdoor uses where uses are required to be in an enclosed building.



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- f. **Deviation of the existing pedestrian realm to the alternative shown per the plans along Harmon Avenue and Las Vegas Boulevard.**
  - g. Reduction of existing trees in the Las Vegas Boulevard Right of Way. Removal of 4 existing, overgrown trees in the Las Vegas Boulevard Right of Way. All other Right of Way landscaping to remain. All existing on-site landscape areas, planters, and pots to remain and be replanted with new landscape and ground cover at subject parcel.
3. **WAIVER of STANDARDS:**
- a. Side Street Setback for 3' Setback at elevated walkway – 24'-0" above grade (18'-5" clear to underside of walkway) – at the north property line along Harmon Boulevard. The proposed setback matches the existing setback along the north side of Harmon Boulevard (at Cosmopolitan). This reduction has been reviewed and agreed to with the Director of Public Works and the Director of Planning and Zoning.
  - b. **Reduce the required parking to 400 where 777 parking spaces are required for this project which is now considered a free-standing/standalone project although located within/adjacent to the CityCenter/Aria Complex. This reduction is specifically for this project which is a 48.52 reduction of the required parking for the project. The parking provided for the project is located within the adjacent parking structures in the CityCenter/Aria project. The agreement to allow this project to be a stand along project as related to parking was reviewed and agreed to by Director of Comprehensive Planning.**

**Justification for Parking Waiver:**

The proposed shopping center is considered as part of the adjacent CityCenter Resort complex for the purposes determining parking because the parking for the project is within the existing parking structures in the CityCenter complex. The reduction in parking does not consider the previously approved 33% reduction in parking allowed for the CityCenter/Aria Resort complex and, therefore, may





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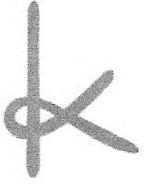
be perceived as higher than usual. However, the usage of parking is similar to that of the CityCenter complex and other resorts in the area. The majority customers will access the project from the adjacent pedestrian access easements/sidewalks on both lower and second levels of the site including the bridges along both Las Vegas Boulevard and Harmon Avenue. The customers will also access the project from the adjacent CityCenter complex. The parking reduction is justified by the actual use of the parking as utilized across the street at the NE corner of Harmon Avenue and Las Vegas Boulevard. The comparable property is 3 stories with approximately 120,000 SF with similar retail and restaurant uses. The daily count of parking utilized in the provided parking lot is under 50 stalls at a time. The clientele of both properties will access the developments from the pedestrian access, taxi/Uber or from within the Resort. The required parking is also offset by the total available parking within the CityCenter complex (north of Tropicana) which is approximately 7,700 stalls over the required parking based on the most current Clark County Parking requirements.

Therefore, the parking request is justifiable and appropriate for this project at this location.

4. **DESIGN REVIEW:**

a. A design review for a 4-story building over (existing) subterranean parking. The use of the building is retail and food and beverage with the potential uses listed in the Special Use above. The parcel is zoned H-1: Limited Resort and Apartment and the existing Land Use is CT- Commercial Tourist. The gross building area (including public spaces, management offices, circulation, and storage areas) is **228,278 square feet**. All existing vehicular access to remain unaltered. All existing parking to remain unaltered. The proposed building is 127 feet at the highest point.

**The project as proposed is appropriate for the area and is compatible with existing uses along the Las Vegas "Strip" the adjacent areas and the CityCenter/Aria Resort complex. The project will enhance the aesthetics of the general area and site and contribute to the existing synergy of this portion of "The Strip."**



KNIT

If you require any additional information or clarification, please contact me at (702)592-9551 or [curtc@knitstudios.com](mailto:curtc@knitstudios.com) or contact Lebene Ohene at 702-598-1429 or [lohene@brownlawlv.com](mailto:lohene@brownlawlv.com).

Thank you,

Curt John Carlson, AIA, LEED AP  
Principal  
Knit

08/18/21 BCC AGENDA SHEET

WAREHOUSE  
(TITLE 30)

CAMERON ST/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0362-SUNSET PROPERTIES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) driveway geometrics; and 3) encroachment into airspace.

**DESIGN REVIEWS** for the following: 1) office/warehouse; and 2) finish grade in conjunction with a proposed office/warehouse on 1.9 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Sunset Road and the west side of Cameron Street within Paradise. MN/nr/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

162-31-401-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side setback to 15 feet where 20 feet is required per Table 30.40-5 (a 25% decrease).
2. Reduce throat depth to 26 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 65.3% decrease).
3. Permit encroachment into airspace for a warehouse per Section 30.48.160.

**DESIGN REVIEWS:**

1. An office/warehouse.
2. Increase finished grade up to 55 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 206% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Office/warehouse
- Number of Stories: 1

- Building Height (feet): 35
- Square Feet: 37,290
- Parking Required/Provided: 57/62

Site Plans

The plans depict a 37,290 square foot office/warehouse on 1.9 acres. The building is facing Sunset Road with parking located on the south, west, and north sides of the building. Loading spaces are located on the west and north sides of the building. Cross access is shown on the north and west sides of the property. The property is accessed from a driveway on Sunset Road.

Landscaping

The plans show parking lot landscaping per Code on the project site. A 15 foot wide landscape area with attached sidewalks is located along Cameron Street. Detached sidewalks with associated landscaping are located along Sunset Road.

Elevations

The proposed 35 foot high concrete tilt-up office/warehouse building will have varied elevations on the roofline. The building will be various shades of earth tone colors and varied textures.

Floor Plans

The plans depict the proposed 37,290 square foot building with 2 units for future tenants. Each unit is shown with office spaces in an open shell of a warehouse building with loading areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests the approval of a warehouse building with a setback waiver, throat depth waiver, and increased finish grade.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1831-05	Off-site phasing	Approved by PC	January 2006
TM-0673-05	Industrial subdivision	Approved by PC	January 2006
ZC-1552-05	Reclassified 8.4 acres from R-E to M-1 zoning and M-D zoning	Approved by BCC	November 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	M-D	Office/warehouse complex
South	Business and Design/Research Park	P-F	State of Nevada office facility

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	M-1	Office/warehouse complex

### 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.

##### Waiver of Development Standards #1 & Design Review #1

Staff finds that the applicant's request to reduce the street side setback along Cameron Street to be acceptable since the required landscaping on the street side meets Code for the existing attached sidewalk. The applicant has worked with staff to reduce the amount of waivers requested as part of the application. The perimeter landscaping along with the interior landscaping meets Code requirements; therefore, staff can support these requests.

##### Public Works - Development Review

##### Waiver or Development Standards #2

Staff has no objection to the reduction in throat depth for the Sunset Road commercial driveway. Due to the number of parking spaces provided, 75 feet is required for the throat depth. However, the applicant has provided a second driveway via cross access on the northeast side of the site, reducing the number of vehicles using the commercial driveway on Sunset Road.

##### Design Review #2

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

##### Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran 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.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action CANNOT occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

The property lies within the AE-65 (65-70 DNL) noise contour for McCarran 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 McCarran 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 Comprehensive 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.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.



### **Department of Aviation**

- 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;
- 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;
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

### **Building Department - Fire Prevention**

- No comment.

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

**APPLICANT:** BARRY GREENE

**CONTACT:** GREGORY SEEHAFFER, GREENE TINDALL DESIGN, 3047 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120



APR 21-10030

# 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-21-0362</u> DATE FILED: <u>7/13/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/10/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/18/21 (9-8-21)</u> FEE: <u>\$1150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>3497 Boulder Highway LLC</u> ADDRESS: <u>2711 E. Sahara Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-641-3777</u> CELL: _____ E-MAIL: <u>lisa.desantiago@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Greene Tindall Design</u> ADDRESS: <u>3047 E. Warm Springs Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 460-4502</u> CELL: _____ E-MAIL: <u>focusgreene@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Gregory A. Seehafer</u> ADDRESS: <u>3047 E. Warm Springs Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 355-1176</u> CELL: _____ E-MAIL: <u>gs@unitedams.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-401-019

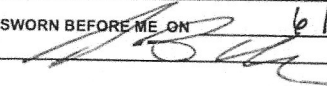
PROPERTY ADDRESS and/or CROSS STREETS: W. Sunset Road & Cameron St.

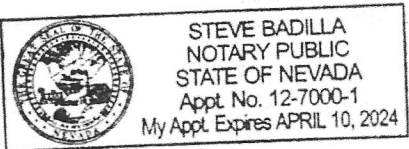
PROJECT DESCRIPTION: New Tilt-Up Concrete Warehouse

(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)\* \_\_\_\_\_  
 Ghassan Merhi  
 Property Owner (Print) \_\_\_\_\_

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 6/30/2021 (DATE)  
 By   
 NOTARY PUBLIC: \_\_\_\_\_



6

\*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.



May 20, 2021

**PLANNER  
COPY**

*WS-21-0362*

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

RE: Justification Letter for Warehouse located at the intersection of Sunset Road and Cameron Street

To whom it may concern:

The project consists of an 84,207 sqft lot with a 37,000 sqft warehouse building with approximately 2,500 sqft devoted to offices and restrooms. The structure shall consist of tilt-up concrete walls and steel columns supporting a structural steel framed steel roof deck covered by an insulated TPO membrane.

The plot is zoned Designed Manufacturing (M-D) which the referenced type of project will support.

This letter is an application for:

- Design Review – Warehouse
- Waiver of Development standards for reduced throat depth at driveway from Sunset Road from 75ft required to 26ft to support parking at the front of the proposed building.
- Waiver of reduced setback along Cameron Street from 20ft required to 15ft as there is no driveway or parking between the building and the street. The proposed 15ft will be fully landscaped to beautify this area.
- Waiver for worst case backfill above 18". The centerline of the street at Sunset drops from 2320.68 at the west edge of the property to 2313.49 at the East edge of the property. This extensive drop causes the eastern most portion of the building to require up to 51 inches of fill under the structural slab. Final drainage and grading plans will most likely reduce this amount.

Sincerely,

**Barry Greene**  
Architect

**Greene Tindall Design, LLC**  
3047 East Warm Springs Road Suite 400  
Las Vegas, Nevada 89120  
Direct: (702) 460-4502

08/18/21 BCC AGENDA SHEET

SCHOOL  
(TITLE 30)

KATIE AVE/ALGONQUIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**

**ZONE CHANGE** to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.

**DESIGN REVIEWS** for the following: 1) an existing school and park (William E. Orr Middle School/Orr Park); and 2) a proposed animated wall sign in conjunction with a school.

Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**

162-14-302-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1562 Katie Avenue
- Site Acreage: 19.2
- Project Type: Animated wall sign
- Number of Stories: 1
- Parking Provided: 93

Request & Site Plan

The property is the site of the William E. Orr Middle School and Orr Park. There are 2 parts to this request. The first is to reclassify the exiting school and park sites into a P-F zoning district, which is more appropriate for the facilities than the current R-1 zoning district. The other portion of this request is to allow the installation of a new animated wall sign in conjunction with the school. No changes are being proposed to the existing school or park facilities with this request.

The site has an area of approximately 19.2 acres with the school located on the western portion of the site and the park on the eastern portion. Records indicate the original school building was

constructed in 1966. The original building is located in the central portion of the western half of the site. Parking for this school is located to the south of the original building. To the north of the original building are several portable classroom buildings and to the northeast is another classroom building. To the west of the original classroom building is an administration building, to the east of the classroom building are a playground and recreation area for the school. There are other existing shade canopies and accessory structures dispersed throughout the site.

The parking is located on the eastern half of the property. The eastern approximately 100 feet of the park site is an existing overhead powerline corridor. On the northeast corner of the park site are a restroom building and 4 shade structures that cover playground equipment and seating areas. On the southern half of the park site are 2 ball fields. The remainder of the park site consists of open space for multiple use for recreational activities.

#### Landscaping

No changes are proposed or required to existing landscape areas on the site. Existing landscaping consisting of trees, shrubs, and groundcover are located throughout the site.

#### Elevations

Other than the addition of the proposed sign to the administration building, no changes are proposed to the existing buildings and structures on the site. Photographs in the file depict the existing buildings and structures.

#### Floor Plans

For reasons of safety and security detailed floor plans are not required for schools. There are no proposed changes to the existing buildings as part of this request.

#### Signage

The plans show the animated wall sign located on the south side of the administration building located above the entrance to the building. The sign has an area of 32 square feet and will be used to display information about the school and school events. The sign is an aluminum sign cabinet painted blue to match the school colors. The top portion of the sign is a white face surface with vinyl graphics that display the name of the school. The remainder of the sign is an LED video display.

#### Applicant's Justification

The applicant indicates that reclassifying the site to a P-F zoning district will place the school and park facilities in a zoning district that is more appropriate for the existing uses than the current R-1 residential zone. The sign will allow the display of information about the school and school related events, which will be helpful for the community and the students of the school.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-20-900492	Restroom building in conjunction with an existing middle school and park	Approved by ZA	November 2020



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0156-10	Increased height for a shade structure over playground equipment in conjunction with an existing park	Approved by PC	June 2010
ADR-900203-05	Shade structures in conjunction with an existing park	Approved by ZA	March 2005
VC-1380-94	Tennis court lights	Approved by BCC	November 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential Urban Center (from 18 to 32 du/ac)	R-3 & R-4	Multiple family residential
West	Commercial General	C-2	Shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change & Design Review #1

The request is to reclassify the existing school and park into a zoning district that is more appropriate for the uses on the site. The request is in conformance with the Winchester/Paradise Land Use Plan. Reclassifying this site to a P-F zone does not require any modifications to the existing site or facilities. Therefore, staff supports the request to reclassify these existing facilities into a P-F zone.

Design Review #2

The proposed wall sign is in compliance with the standards for an animated wall sign in a P-F zoning district. The sign has a limited area and will not have a negative impact on the existing residential developments abutting the site. Therefore, staff supports this design review.

**Staff Recommendation**

Approval.

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



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

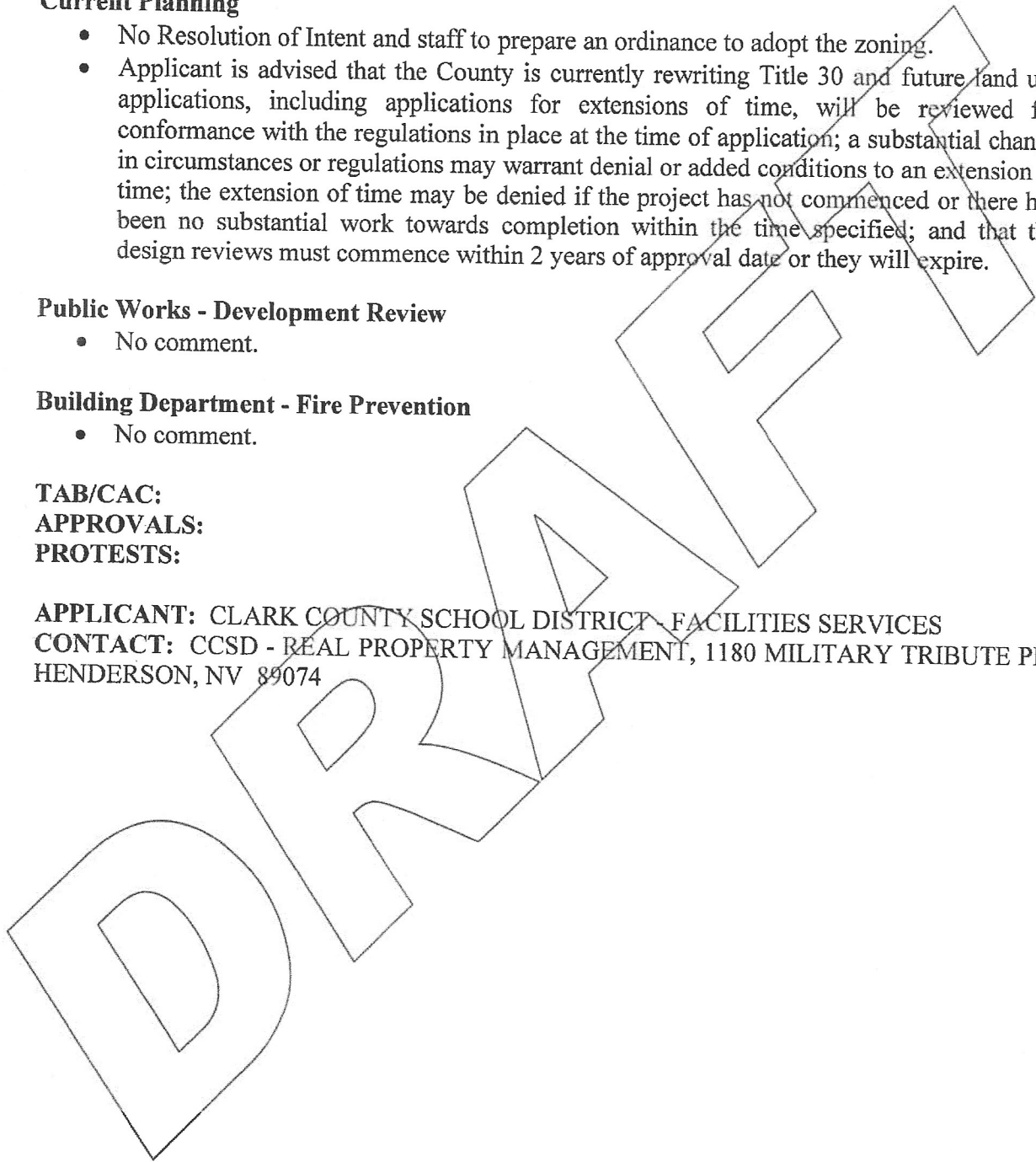
- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES  
**CONTACT:** CCSD - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PL,  
HENDERSON, NV 89074





# 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 checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-21-0365</u> DATE FILED: <u>7-13-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8-10-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>(9-8) to be 8-18</u> FEE: <u>— NA School District</u>
	<b>PROPERTY OWNER</b>  NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Clark County School District - Facilities Services</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Lucia Gonzalez, CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214 ext. 5419</u> CELL: <u>702-343-0926</u> E-MAIL: <u>Gonzal13@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-14-302-001

PROPERTY ADDRESS and/or CROSS STREETS: 1562 E. Katie Avenue, Las Vegas, NV 89119

PROJECT DESCRIPTION: Zone Change from R-1 to P-F (Public Facility) for an existing school, William E. Orr Middle School

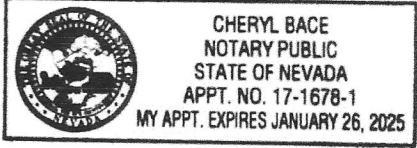
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 13, 2021 (DATE)  
 By Jeff Wagner

NOTARY PUBLIC: Cheryl Bace



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

APR-21-100651

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Linda P. Cavazos, President  
Irene A. Cepeda, Vice President  
Evelyn Garcia Morales, Clerk  
Lola Brooks, Member  
Danielle Ford, Member  
Lisa Guzmán, Member  
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

July 12, 2021

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155-1744

Re: Revised Justification Letter for a Zone Change and Design Review

21-21-0365

Pursuant to Section 30.16.060 of the Clark County (County) Title 30 Development Code, the Clark County School District (District) respectfully requests a Conforming Zone Change from Single Family Residential (R-1) to Public Facilities (P-F) on an approximate 19.16 acre site located at 1562 E. Katie Avenue, Las Vegas, NV 89119; Assessor's Parcel Number 162-14-302-001.

#### PROJECT DESCRIPTION

The subject parcel is located within Paradise Community in the jurisdiction of Clark County. The School Board of Trustees owns the site and the District has utilized this site for a Middle School, William E. Orr Middle School (School), since 1966. The school site has a current zoning classification of Single-Family Residential (R-1) and a planned land use designation of Schools, Churches, Public Facilities (PF). The school site is bounded by single-family residential homes (R-1) on the north and east, multi-family residential homes (R-3 and R-4) on the south, and general commercial (C-2) on the west.

The School has three (3) primary buildings, an Administration Building and two (2) Classroom Buildings, as well as six (6) portable classroom buildings, which are located on the north side of the campus. The outdoor amenities include basketball courts, tennis courts and volleyball courts. On the east side of the site is Orr Park, which has a playground, restrooms, two ball fields and an open grass area. Orr Park is used by the School but monitored and maintained by Clark County. There are no major changes to the School proposed at this time.

Additionally, a Design Review is being requested for the installation of a new four-foot by eight-foot (4' x 8') wall mounted LED sign, with animation is desired on the south building elevation of the current Administration building. The sign face is more than 250 feet from the residential use south of the School.

Based on the above information, the District respectfully requests approval of this application. If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez, Coordinator II, at 702-799-5214 extension 5419 or via email at [Gonzal13@nv.ccsd.net](mailto:Gonzal13@nv.ccsd.net).

Cordially,



Chris Dingell, Coordinator IV  
CCSD Real Property Management

Cc: Paul Dobiesz, Construction Analyst  
File

09/07/21 PC AGENDA SHEET

CASITA  
(TITLE 30)

WIGWAM AVE/BRUCE ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0359-MCKOY, FRANK:**

**USE PERMIT** to increase the overall area of a proposed accessory structure.

**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Wigwam Avenue, 115 feet west of Bruce Street within Paradise. MN/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
177-14-701-046

**USE PERMIT:**

Increase the overall area of a proposed accessory structure (first floor recreational vehicle garage) to 3,500 square feet where 1,965 square feet (one half the footprint of a proposed principal dwelling) is the maximum allowed per Table 30.44-1 (a 78% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the overall height of a proposed accessory structure (first floor recreational vehicle garage with a second floor casita area) to 26 feet, 6 inches, where 25 feet is the maximum allowed per Table 30.40-1 (a 6% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Proposed accessory structure (first floor recreational vehicle garage with a second floor casita area)
- Number of Stories: 2

- Building Height (feet): 26 feet, 6 inches (proposed accessory structure with a second floor casita area)
- Square Feet: 3,500 (first floor recreational vehicle garage) /948 (second floor casita area)/4,448 (entire accessory building)/3,931 (main residence)

### Site Plan

The site plan depicts a single family residential lot on 1.3 acres on the south side of Wigwam Avenue, 115 feet west of Bruce Street. The applicant is in the process of constructing a new single family custom residence. The submitted site plan shows a proposed main residence (3,931 square feet) on the north half of the parcel adjacent to a circular driveway with gates facing Wigwam Avenue. The applicant is proposing a detached accessory structure on the southeast corner of the subject parcel. The proposed structure will be set back 69 feet from the main residence to the north, 10 feet from the east property line, 20 feet from the south property line, and 105 feet from the west property line.

The first floor of the accessory structure includes a recreational vehicle (RV) garage with an overall area of 3,500 square feet, and the second floor is a 948 square foot casita area. Title 30 allows an accessory structure to exceed one half the building footprint of the main residence. With this application, the overall area of the first floor RV garage exceeds one half the building footprint of the main residence; therefore, the applicant is requesting to increase the overall area of the RV garage to 3,500 square feet where 1,965 square feet is allowed per Title 30. The overall area of the casita is 948 square feet, where 1,500 square feet is the maximum allowed per code.

### Landscaping

The applicant proposes to plant 24 inch box trees along the south and east facing elevation of the proposed accessory structure to help soften the overall height and scale of the proposed accessory structure.

### Elevations

Elevation plans show a proposed detached accessory structure with exterior architectural features that will match the main residence. The plans show that the proposed structure will have a concrete tile roof and stucco exterior walls. The north facing elevation includes 1 door and windows on the second floor. The south facing elevation includes windows on the second floor, and 3 roll-up garage doors face west. The applicant is requesting to increase the overall height of the proposed structure to 26 feet, 6 inches where 25 feet is the maximum allowed per Title 30.

### Floor Plans

The first floor of the proposed accessory structure includes the applicant's RV garage (3,500 square feet). The second floor of the accessory structure includes a casita area which includes 2 bedrooms, 1 bathroom, a living room, and a wet bar area totaling 948 square feet. The main residence has an overall area of 3,931 square feet, in addition to this the main residence attached garage area is 822 square feet, the porte-cochere is 540 square feet, and the covered patio area in the rear of the main residence is 1,147 square feet. The main residence and its design components have an overall area of 6,440 square feet.



Applicant's Justification

The applicant is proposing to increase the overall area of a proposed accessory structure (first floor RV garage) to 3,500 square feet while having a second floor casita area that is 948 square feet. Per Code, the maximum area for a casita is 1,500 square feet. Although the proposed accessory structure is 1 detached building and has 2 separate functions (RV garage and casita area), the proposed structure meets architectural compatibility and required setbacks per Title 30. The request is to increase the overall area of the first floor RV garage portion only, and increase the overall height of the entire accessory structure to 26 feet, 6 inches. The proposed height increase is only for an additional 1 foot, 6 inches so that the applicant can accommodate the proper heights needed to store personal recreational vehicles and associated equipment.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low (up to 2 du/ac)	R-E	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East & West	Rural Neighborhood Preservation (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 Permit

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not object to the applicant's request to increase the overall area of the proposed RV garage. Plans show that the proposed accessory structure meets the required setbacks. Additionally, the proposed 24-inch box trees on the south and east sides of the casita serve as an enhanced visual buffer to the undeveloped residential lot to the south, and the existing rear yard areas of the parcels to the east and southeast. Staff supports this request.

Waiver of Development Standards

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

The applicant is requesting to increase the height of the proposed accessory structure to 26 feet, 6 inches where 25 feet is allowed per Title 30. The proposed height increase should not pose an



overall negative impact to the surrounding neighbors; since the proposed casita is set back over 100 feet from the nearest right-of-way to the north (Wigwam Avenue), and the proposed accessory structure is within the rear yard behind the proposed custom home. Increasing the height by 1 foot, 6 inches should have a minimal visual impact adjacent to the undeveloped lot to the south and the residential lots to the east. Staff supports this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 40 feet for Wigwam Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0157-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: FRANK MCKOY**

**CONTACT: FRANK MCKOY, 9475 WINDHAM HEIGHTS CT, LAS VEGAS, NV 89139**



# 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/MS-21-0359</u> DATE FILED: <u>7/12/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>8/10/21</u> PC MEETING DATE: <u>9/7/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b> NAME: <u>Frank McKoy</u> ADDRESS: <u>9475 Windham Heights Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-604-7104</u> CELL: _____ E-MAIL: <u>mckoy321@gmail.com</u>
	<b>APPLICANT</b> NAME: <u>Frank McKoy</u> ADDRESS: <u>9475 Windham Heights Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-604-7104</u> CELL: _____ E-MAIL: <u>mckoy321@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Same</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-14-701-046

PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

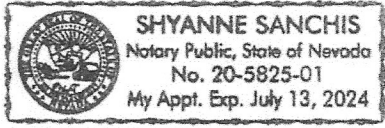
PROJECT DESCRIPTION: Residential home

(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.

Frank McKoy Jr  
 Property Owner (Signature)\*      FRANK MCKOY JR  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 17th 2021 (DATE)  
 By Frank McKoy Jr  
 NOTARY PUBLIC: [Signature]



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

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UC-21-0359

Justification letter for Waiver of Standards & Use Permit  
Planning Commission Clark County

Location: Wigwam Avenue, Las Vegas, Nevada 89123  
A.P.N. 177-14-701-046 1.26 Acre

Waiver to increase proposed Accessory Building to 26 feet 6" inches where 25' is the maximum per table 30.40-1.

Use permit to increase the overall area of a proposed Accessory Building to 4448 square feet where 1500 feet is the maximum allowed per table 30.44-1.

I Frank Mckoy propose developments for our property here on Wigwam Avenue. We have plans complete ready to submit for permitting for a 3932 sq. ft. Custom Residence with 822 sq. ft. garage area. Developments also propose to build a Detached Accessory Building of 3500 square feet, with 948 sq. ft. upstairs living quarters.

County Standards – without Administrative Adjustment or Planning Commission approvals, multiple detached buildings are allowed (per our zoning) to be built. All detached buildings square footage cannot be greater than Residence and attached garage combined.

Total combined Residence w/ garage 4753 sq. ft.

Total combined Detached Accessory Building 4448 sq. ft.

We also plan to plant mutiple large trees around this building to make site more attractive from all angles.

Our goal is simply to not have to build multiple detached buildings to achieve our square footage needs. Building mutiple building would be more costly, etc.

We ask for Planning Commission approval, that we may only have to build one Detached Accessory Building instead of two Detached Buildings.

Mrs. Mckoy and I would appreciate your support in our efforts to have all our needs in one Accessory Building. We thank you for your support and approval.

Sincerely,  
Mr. & Mrs. Mckoy

PLANNER  
COPY

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09/07/21 PC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

EASTERN AVE/RENO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0360-CARUSO RICHARD:**

**USE PERMIT** for a proposed minor training facility (pottery classes) within an existing office building on 0.6 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Eastern Avenue, 300 feet south of Reno Avenue within Paradise. JG/md/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-25-210-003

**LAND USE PLAN:**  
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5160 S. Eastern Avenue
- Site Acreage: 0.6
- Project Type: Minor training facility
- Number of Stories: 1
- Square Feet: 646 (minor training facility)/6,744 (office)
- Parking Required/Provided: 29/30

**Site Plans**

The plans depict an existing "L" shaped office building located on a 0.6 acre site with the following setbacks: 1) 17 feet from the west property line, adjacent to Eastern Avenue; 2) 27 feet from the south property line; 3) 58 feet from the east property line, adjacent to Evaline Lane; and 4) zero feet from the north property line, adjacent to an existing office building. The site requires 29 parking spaces where 30 spaces are provided. Access to the site is granted via an existing commercial driveway along Eastern Avenue. No changes or alterations are proposed to the existing building or site.

**Landscaping**

All street and site landscaping exists and no changes are required or proposed to the street and site landscaping.

Elevations

The plans (photograph) depict an existing single story office building with stucco siding, decorative columns, a flat roof with a parapet wall, and an aluminum storefront window system. No changes are proposed to the exterior of the building.

Floor Plans

The plans depict a tenant space measuring 646 square feet. The floor area consists of classroom space, tables, storage areas, multiple potter's wheels, sink area, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a use permit for a minor training facility for students to take pottery classes and utilize the space for open studio time. The business provides customers with access to studio space, supplies, and tools for art making. The business is appropriately suited for the space and will have no negative impacts on other tenants in the building or community. There will be a maximum of 8 students at any given time. Hours of operation for the facility are between 11:00 a.m. and 7:00 p.m., 7 days a week, by appointment only.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0008-13	Electronic equipment sales and service - expired	Approved by PC	March 2013
UC-0027-08	Retail sales - expired	Approved by PC	February 2008
VC-848-91	Reduce setback for freestanding sign	Approved by PC	January 1992
UC-240-90	Retail florist shop - expired	Approved by PC	August 1990
ZC-198-87	Reclassified to C-P zoning for an office building	Approved by BCC	October 1987

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Dental office
South	Office Professional	C-P	Undeveloped
East	Rural Neighborhood Reservation (up to 2 du/ac)	R-D	Single family residential
West	Office Professional	R-1 & C-P	Single family residential & office

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

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

Staff finds that a minor training facility is appropriate at this location and complies with the on-site parking requirements. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Minor training facilities in other parts of Clark County have shown to be appropriate and compatible within office developments. Staff does not anticipate any adverse impacts from this training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- No comment.

#### **Building Department - Fire Prevention**

- No comment.

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

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



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

**APPLICANT:** MARTHA HALL

**CONTACT:** MARTHA HALL, 5160 S. EASTERN AVE, STE J, 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 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-21-0360</u> DATE FILED: <u>7/12/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>8/10/21 07:00</u> PC MEETING DATE: <u>9/7/21 @ 7:00 PM.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Richard Caruso</u> ADDRESS: <u>5160 S Eastern Avenue, Suite J</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-378-5292</u> CELL: <u>702-378-5292</u> E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Martha Hall</u> ADDRESS: <u>5160 S Eastern Avenue, Suite J</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-523-1928</u> CELL: <u>702-523-1928</u> E-MAIL: <u>MARTHAJANE2728@GMAIL.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Martha Hall</u> ADDRESS: <u>5160 S Eastern Avenue, Suite J</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-523-1928</u> CELL: <u>702-523-1928</u> E-MAIL: <u>MARTHAJANE2728@GMAIL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-25-210-003

PROPERTY ADDRESS and/or CROSS STREETS: 5160 S Eastern Avenue, Suite J, Las Vegas, NV, 89119

PROJECT DESCRIPTION: Special Use Permit for Training Facility (Minor)

(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)\*      Richard Caruso  
 STATE OF NEVADA      Property Owner (Print)  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 7 JULY 2021 (DATE)  
 By RICHARD CARUSO  
 NOTARY PUBLIC: [Signature]

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

**Sunny Arts LLC (Oasis Pottery)**  
**5160 S Eastern Ave, Ste J, Las Vegas, NV, 89119**

**Pre-review Application # APR-21-100656**

**Applicant: Martha Hall**  
**marthajane2728@gmail.com**  
**702-523-1928**

**Justification Letter:**

To whom it may concern:

Sunny Arts LLC, DBA: Oasis Pottery, is a business offering patrons to take pottery classes and use the space for open studio time. The business provides customers with access to studio space, supplies, and tools for art making. The business is set to be in Suite J of 5160 S Eastern Ave, Ste J, Las Vegas, NV, 89119. The space is initially zoned as commercial, but the addition of the special use permit for a Training Facility (Minor) is requested for approval to conduct this kind of business in the space. Attached are the required plans and documents needed to complete the application for a special use permit for Land Use approval for using the location 5160 S Eastern Ave, Ste J, Las Vegas, NV, 89119 as a Training Facility (minor). The business is appropriately suited for the space and will have no negative impacts on other tenants in the building or community members. The permit is the last document needed to attain a Clark County Business License for Sunny Arts LLC (Oasis Pottery).

**Hours of Operation:**

Sunday-Saturday, by appointment only, between the hours of 11:00am-7:00pm.

Maximum number of students at one time: 8 students.

**PLANNER  
COPY**

09/07/21 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

PECOS RD/I-215

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0364-9005-9089 SOUTH PECOS ROAD LLC:**

**USE PERMIT** for a place of worship in conjunction with an office complex on a portion of 7.6 acres in a C-P (Office & Professional) Zone.

Generally located on the west side of Pecos Road and the north side of I-215 within Paradise. JG/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
177-24-519-001 ptn

**LAND USE PLAN:**  
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

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

- Site Address: 9005 S. Pecos Road, Suite 2530
- Site Acreage: 7.6 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,818
- Parking Required/Provided: 315/479

Site Plans

The plans depict an office complex consisting of 8 buildings with parking throughout the complex. In 1 of the buildings, located at the northeastern part of the property, the applicant is requesting to establish a place of worship. It will be open on Sundays for service with a congregation limited to 75 people, and on Monday through Friday the space will operate as an office.

Landscaping

Landscaping is not proposed nor required with this request.

### Elevations

The plans depict an office building that is 1 story with a height of 26 feet. The buildings' colors are dark and light brown, tan, and orange.

### Floor Plans

The plans show that the church will consist of bathrooms, offices, breakroom, lobby, sanctuary, and a room for Sunday school.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant does not foresee any problems with the proposed operation. The church office will operate Monday through Friday from 9:00 a.m. to 5:00 p.m. and will hold one service on Sundays from 10:00 a.m. to 12:00 p.m.. In the future the applicant would like to hold an evening service on Sunday and Saturdays.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0580-11	Increased the height of a freestanding sign	Approved by PC	February 2012
WS-0586-09	Increased number of existing temporary on-premises for sale signs and to reduce street setbacks	Approved by PC	January 2010
WS-0259-08	Permit a freestanding sign in conjunction with an existing office park	Approved by PC	May 2008
ZC-0615-03 (WC-0321-06)	Waived conditions of a zone change requiring a minimum 50-foot setback to the west property line	Approved by BCC	November 2006
UC-1219-06	Place of worship in an office complex	Withdrawn	December 2006
TM-0316-06	Commercial subdivision	Approved by PC	September 2006
WS-0239-06	Permit freestanding signs in conjunction with an office park	Approved by PC	April 2006
TM-0269-04	Commercial subdivision	Approved by PC	June 2004
DR-0706-04	Office complex consisting of 7, one story buildings and 1, two story building	Approved by BCC	June 2004
ANX-1867-03	Annexation of approximately 16.9 acres of property into the city of Henderson	Denied	February 2004
ZC-0615-03	Reclassified from R-2 to C-P zoning for an office complex	Approved by BCC	September 2003

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office complex
South	Institutional	R-E	I -215 & place of worship
East	City of Henderson	RS-6	Single family residential
West	Residential Suburban	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

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 Comprehensive 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 unit where the place of worship is to be located is buffered from the residential development to the west by the existing office building in between the proposed place of worship and the residential development. In addition, the complex provides additional parking to accommodate the place of worship. Staff finds that the use is appropriate and will not create any undesirable precedent in the neighborhood; therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- No comment.



**Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Henderson.

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

**APPLICANT:** SOUTHERN HILLS CHURCH

**CONTACT:** RBA ARCHITECTURE, 8275 S. EASTERN AVE, #200, LAS VEGAS, NV 89123

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: UC-21-0364 DATE FILED: 7/13/2021  
 PLANNER ASSIGNED: JGH  
 TAB/CAC: Paradise TAB/CAC DATE: 8/10/21  
 PC MEETING DATE: 9/7/21 7pm  
 BCC MEETING DATE: \_\_\_\_\_  
 FEE: \$675

PROPERTY OWNER

NAME: Southern Hills Baptist Church of Las Vegas  
 ADDRESS: 6425 W Pebble Rd  
 CITY: Las Vegas STATE: NV ZIP: 89139  
 TELEPHONE: \_\_\_\_\_ CELL: 890-9481  
 E-MAIL: \_\_\_\_\_

APPLICANT

NAME: Southern Hills Baptist Church of Las Vegas  
 ADDRESS: 6425 W Pebble Rd  
 CITY: Las Vegas STATE: NV ZIP: 89139  
 TELEPHONE: \_\_\_\_\_ CELL: 890-9481  
 E-MAIL: \_\_\_\_\_ REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: RBA Architecture  
 ADDRESS: 8275 S Eastern #200  
 CITY: Las Vegas STATE: NV ZIP: 89119  
 TELEPHONE: 407-5147 CELL: 812-3169  
 E-MAIL: randy@rbarc.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 177-24-519-001

PROPERTY ADDRESS and/or CROSS STREETS: 9005 S Pecos Rd - Ste 2530

PROJECT DESCRIPTION: Place of Worship in an existing office complex

(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)\* [Signature] Property Owner (Print) Fred Murray

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 24, 2021 (DATE)

By Fred Murray  
 NOTARY PUBLIC: Melanie S. Graves

MELANIE S. GRAVES  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Exp. April 1, 2022  
 Certificate No: 14-13357-1

\*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.

March 16, 2021 - revised

Clark County Department of Comprehensive Planning  
Las Vegas, NV

**PROJECT DESCRIPTION**

**PLANNER  
COPY**

Re: The Southern Hills Church Special Use Permit  
9005 S Pecos Rd Ste. 2530 - APN #177-24-519-001  
Clark County, NV

**General Overview:**

The Applicant is proposing an approximately 3,818 square foot church within an existing office building on a properly zoned as C-P, which requires a special use permit. The applicant has leased the suite.

**Scope of Project:**

It is the Applicant's intent to operate the church as an annex of the existing Southern Hills Church located in the southwest valley. No improvements are proposed at this time. The church will utilize the existing tenant improvements. The suite was formerly used as a business office. The site is located in Clark County, Nevada, on a parcel currently used for business activities. The site fronts on the northwestern intersection of Interstate 215 (South) and Pecos Road (East).

Vehicular access to and from the site occurs from Pecos Road, an arterial street to the East. No spired, belfries or architectural features are proposed. The Applicant intends to begin church services immediately upon approval.

**Reason/Justification:**

The Southern Hills Church annex intends to be a center point around which the community can gather. The larger Southern Hills Church has been a part of the County since the church's inception. Currently the congregation is limited to 75 persons. The church office would operate Monday through Friday from 9:00 AM to 5:00 PM. The church would hold one service on Sundays from 10:00 AM to 12:00 PM. In the future the church may hold one additional Sunday service and one Saturday evening service.

**Impact to Adjacent Property:**

The proposed church will have only positive impact on adjacent businesses. Currently the suite is surrounded by offices and other commercial uses.

**County Policies:**

The Southern Hills Church believes that the proposed church will sustain Clark County's general policies of community friendly spaces and uses that support the creation of inviting, people-friendly spaces.

**Waivers:**

The owner requests no waivers at this time.

10

**Additional Considerations:**

The Southern Hills Church intends to contribute to the goal of creating friendly spaces for community use. The proposed church will not be detrimental to surrounding properties or persons. The hours of use will generally be limited to weekends and will not adversely affect the surrounding businesses. Noise is contained within the building. Exterior lighting will not be controlled by the church.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy L Barnes', with a horizontal line extending to the right.

Randy L Barnes, Principal  
Nevada License No. 4442

**PLANNER  
COPY**

10

09/07/21 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

MARYLAND PKWY/TROPICANA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0379-MARYLAND CROSSING LLC:**

**USE PERMIT** to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing restaurant within an existing shopping center on a portion of 4.5 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Maryland Parkway, 300 feet south of Tropicana Avenue within Paradise. JG/sd/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-26-101-011 ptn

**USE PERMIT:**  
Reduce the separation between a proposed supper club and an existing residential use to 11 feet where 200 feet is required per Table 30.44-1 (a 95% reduction).

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

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

- Site Address: 5006 S. Maryland Parkway, Suite 22
- Site Acreage: 4.5 (portion)
- Project Type: Supper club
- Square Feet: 4,000
- Parking Required/Provided: 229 parking spaces (shopping center)

Site Plan

This is a request to reduce the separation distance between a proposed supper club to an existing residential use within an existing shopping center originally constructed in 1974. The plan depicts an existing 61,280 square foot shopping center consisting of 6 buildings situated on 4.5 acres. The existing restaurant occupies a tenant suite within the center of the shopping center approximately 11 feet from the existing residential property line to the east and approximately 49 feet from the residential building.

Landscaping

All street and site landscaping exists, and no additional landscaping is proposed or required.

Elevations

The elevations (photographs) show a 1 story building constructed of brick, aluminum storefronts, and a metal awning over the pedestrian walkway along the frontage of the building. No changes to the existing elevations are proposed.

Floor Plans

The plans depict a 4,000 square foot tenant suite consisting of a bar, various tables and booths for dining patrons, kitchen, walk-in cooler and freezer, storage area/office, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the restaurant will serve African cuisine with a casual dining experience and will operate business hours from 11:00 a.m. to 3:00 a.m. 7 days a week. A use permit will allow for the applicant to have the ability to serve alcohol on-site and function as a supper club.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0852-16	Supper Club-expired	Approved by PC	January 2017
ADR-0187-13	Place of worship	Approved by ZA	March 2013
UC-0018-08	Check cashing - expired	Approved by PC	February 2008
VC-1448-99 (ET-0354-04)	Second extension of time for a tattoo parlor - time limit removed	Approved by PC	January 2005
VC-1448-99 (ET-0381-01)	First extension of time for a tattoo parlor	Approved by PC	December 2001
VC-1448-99	Tattoo parlor	Approved by PC	November 1999
VC-1581-98	Check cashing	Approved by PC	October 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	C-2	Commercial retail
East	Residential Urban Center (18 to 32 du/ac)	R-5	Multiple family residential
West	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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

Staff finds that the proposed use complies with Urban Land Use Policy 7 of the Comprehensive Master Plan, which encourages land uses that are complementary and of similar scale and intensity. Staff finds the in-line commercial building along the east property line adequately buffers the location of the proposed supper club from the multiple family development. The use is compatible and appropriate with the existing and adjacent commercial uses and should not have an adverse or negative impact on the surrounding area or shopping center. A previous supper club was approved for this complex and recently expired. The proposed supper club places no additional demands on the site in terms of required parking, landscaping, or other design or utility service features; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

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

- No comment.

### **Building Department - Fire Prevention**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EUDORA MORDI-OZIGBU

**CONTACT:** EUDORA MORDI-OZIGBU, SOUL OF AFRIKA CORP, 4972 S. MARYLAND  
PKWY, 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 type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-21-0379</u> DATE FILED: <u>7/14/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/10/21</u> PC MEETING DATE: <u>9/7/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b> NAME: <u>Maryland Crossing LLC</u> ADDRESS: <u>1771 E. Flamingo Rd 113A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>702-403-2680</u> E-MAIL: <u>Jeffhmai@yahoo.com</u>
	<b>APPLICANT</b> NAME: <u>Eudora Mordi</u> ADDRESS: <u>6915 E. Mesquite Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702 300 7764</u> CELL: <u>702 300 7764</u> E-MAIL: <u>emor dibe@icloud.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-26-101-011  
 PROPERTY ADDRESS and/or CROSS STREETS: 4972 S. Maryland Pkwy St. 22 LVNV  
 PROJECT DESCRIPTION: Restaurant Full Service Bar Super Club

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

[Signature] Property Owner (Signature)\*      Huan Quan Mai Property Owner (Print)  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 4/29-2021 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: \_\_\_\_\_

LINDA RAZO  
 Notary Public-State of Nevada  
 APPT. NO. 14-15189-1  
 My Appt. Expires 10-21-2022

\*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.

see 16-0852 //

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89105

Eudora Mordi  
4972 South Maryland Parkway  
Las Vegas, Nevada 89119  
702.300.7764

UC-21-0379

**RE:** Justification Letter

**Issue:** Please describe in detail the request and the intended use of the property:

Beyond the basic purpose of restaurants to provide food and drink, restaurants have, historically, fulfilled a human need for connection and shaped social relations. The intended use of this property will introduce a different type of food (African), entertainment, atmosphere, culture, experience and most importantly jobs. It's typical to see the same fast food and casual dining restaurants and before long it becomes the norm with nothing different. There are thousands of food cultures around the world. So, bringing a different type to the community will allow people to connect and relate to each other.


**Information:** Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents: 7
- Hours of Operation: **11am - 3am**
- Any existing similar uses owned or operated by the applicant & their location: **Soul of Africa** 1750 South Rainbow Blvd Las Vegas, NV 89146
- Any required state licenses specific to the use requested: **Yes**

**Findings:** Please describe in detail how the project meets/supports existing City regulations (please see back of document for Determinations of Approval for applications per Title 19.18).

This project will meet/support existing City regulations in order to operate and or function according to city/state regulations as required.

Sincerely,

  
\_\_\_\_\_  
Eudora Mordi

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