



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 8, 2024

7:00pm

Note:

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

Board/Council Members: Susan Philipp-Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

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

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

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

- III. Approval of Minutes for September 24, 2024. (For possible action)
- IV. Approval of the Agenda for October 8, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
 - Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2- year) term beginning January 2025.**

VI. Planning and Zoning

1. **AR-24-400103 (UC-23-0005)-WOW BUILD CO ONE, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a vehicle wash (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle wash (automobile) from a residential use; 2) allow alternative landscaping and screening adjacent to a less intensive use; 3) reduce street landscape width; and 4) reduce throat depth.
DESIGN REVIEW for a vehicle wash facility (automobile) on 1.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action) **PC 11/5/24**

2. **DR-24-0508-TROPREN, LLC:**
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a 1.37 acre portion of a 24.89 acre site in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. JG/lm/kh (For possible action) **PC 11/5/24**

3. **UC-24-0490-SDE, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. TS/lm/kh (For possible action) **PC 11/5/24**

4. **UC-24-0496-WASATCH HOLDINGS, LLC:**
USE PERMIT for a banquet facility on a portion of 1.91 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise. TS/bb/kh (For possible action) **PC 11/5/24**

5. **WS-24-0507-PIPPA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate electric vehicle charging requirements.
DESIGN REVIEW for a proposed office/warehouse building in conjunction with an existing industrial complex on a portion of 7.7 acres within an 8.23 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the south side of Oquendo Road, 828 feet west of Wynn Road alignment within Paradise. MN/jor/kh (For possible action) **PC 11/5/24**

6. **UC-24-0436-MANNA INVESTMENT GROUP, LLC:**
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) buffering and screening; and 3) sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)
BCC 11/6/24

VII. General Business (For possible action)

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

IX. Next Meeting Date: October 29, 2024.

X. Adjournment.

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



Paradise Town Advisory Board

September 24, 2024

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander-**PRESENT**
Angelo Carvalho- **PRESENT**

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

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

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

Steve DeMerritt; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of August 13, 2024 Minutes

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

Approval of Agenda for September 24, 2024

Moved by:Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2-year) term beginning January 2025.

Commissioner Michael Naft partnering with Pawtastic Friends for the Foster Resource fair. October 13, 2024 9:00 a.m.-11:00 a.m. at Pebble Park 8975 Topaz St.

Received a presentation from Accretive Consulting and the Regional Transportation Commission on the Maryland Parkway Project

VI. Planning & Zoning

1. **WS-24-0467-SUNRISE 96C, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for carport additions in conjunction with an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/mh/kh (For possible action) **PC 10/15/24**

Withdrawn per applicant

2. **WS-24-0470-PSEN HOLDINGS, INC.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) full off-site improvements for a proposed single-family residential subdivision on 1.27 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Annie Oakley Drive, 440 feet north of Russell Road within Paradise. JG/mh/kh (For possible action) **BCC 10/16/24**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)

Reviewed previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget. The following budget requests were noted.

- **Street light at Eastern and 95**
- **Street light at Edson and Pecos**
- **Paving, curb & gutter along Annie Oakley from Sunset to Hacienda**
- **Traffic light at Twain and Sandhill**
- **More code enforcement Officers**

VII. Public Comment

2 neighbors express concern regarding cars racing and doing donuts along Lamb and Hacienda. Board had them meet with Blanca to exchange information.

VIII. Next Meeting Date

The next regular meeting will be October 8, 2024

IX. Adjournment

The meeting was adjourned at 7:50 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400103 (UC-23-0005)-WOW BUILD CO ONE, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a vehicle wash (automobile). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback of a vehicle wash (automobile) from a residential use; 2) allow alternative landscaping and screening adjacent to a less intensive use; 3) reduce street landscape width; and 4) reduce throat depth. **DESIGN REVIEW** for a vehicle wash facility (automobile) on 1.5 acres in a CG (Commercial General) Zone.

Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

177-02-802-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a vehicle wash (automobile) from a residential use to 20 feet where a minimum of 200 feet is required per Table 30.44-1 (a 90% reduction).
2. Allow alternative landscaping and screening adjacent to a less intensive use where landscaping and screening per Figure 30.64-11 is required.
3. Reduce street landscape width along Warm Springs Road to 9.5 feet where 15 feet is required per Section 30.64.030 (a 36.7% reduction).
4. Reduce throat depth for a driveway along Warm Springs Road to 17 feet 11 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 28.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2210 E. Warm Springs Road
- Site Acreage: 1.5
- Project Type: Vehicle wash facility (automobile)
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814
- Parking Required/Provided: 5/12

Site Plan

An existing vehicle wash building (automobile) is oriented in an east/west direction and located 25 feet from the north (rear) property line, 204 feet from the south (front) property line, and 55 and a half feet from the west property line. Vehicles entering the vehicle wash will stack within 3 lanes in front of a separate pay canopy along the east property line. Vacuum canopies with 34 bays are located to the south of the vehicle wash building. A trash enclosure is located 50 feet from the west property line and 136 feet from the north property line. Primary access to the site is from Warm Springs Road, although secondary access is possible from a private access drive along the west property line. A total of 12 parking spaces are provided where a minimum of 5 parking spaces are required.

Landscaping

Street landscaping consists of a 9.5 foot wide landscape area with 24 inch box Mulga and Chaste trees every 30 feet and an existing attached sidewalk along Warm Springs Road. The applicant kept some of the existing landscaping along the west property line where landscaping per Figure 30.64-11 was required adjacent to a less intensive use. Twelve Shoestring Acacia trees are planted along the north property line. The existing 5.5 foot high block wall remains. Two, 9 foot high screen walls were added north of the car wash tunnels to provide additional sound mitigation. The new screen walls are 30 feet in length.

Elevations

The building is 1 story and 31 foot high constructed of EIFS walls, decorative metal panels, and brick. The roof is flat and consists of parapet walls at varying heights. Overhead doors are located at the tunnel entrance and exit at the east and west sides of the building. The pay canopy is 12 feet high and constructed of metal paneling and steel columns. The east side of the pay canopy has an approximately 15 foot high, split-face, CMU wall for fire separation purposes. The vacuum canopies are 11 feet high with a fabric awning covering.

Floor Plans

The 4,814 square foot vehicle wash building consists of a wash tunnel, equipment room, electrical room, breakroom, restroom, and office area. The pay canopy is 1,272 square feet and the vacuum canopies total square footage is 7,659.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0005:

Comprehensive Planning

- 18 months to review as a public hearing;
- Per revised plans;
- Hours of operation limited to 7:00 a.m. to 9:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states that the Notice of Final Action for UC-23-0005 had a condition to review as a public hearing within 18 months. The review is to ensure that noise was appropriately mitigated from the residential property to the north. The applicant states that because the landscaping was added along the south property line, it helped buffer the sound from the vehicle wash. As a result, no noise complaints were made from the residents. Some complaints were received by the applicant regarding access to the multi-family residential driveway to the west, but the applicant explained that there is an agreement for that access.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0005	Original application for a vehicle wash	Approved by PC	March 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family development
East	Corridor Mixed-Use	CG	Shopping Center
West	Corridor Mixed-Use	RM18	Driveway for a multi-family development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

An 18 month review was required as a condition of UC-23-0005. Staff finds that the applicant completed all the building permits and has a Certificate of Occupancy for the vehicle wash. The applicant planted a single row of Shoe String Acacia trees are planted every 20' and two new 9 foot tall CMU block walls north of the car wash tunnels to provide sound mitigation for the multi-family residents on the north property line. Staff has not been made aware of any complaints about noise from the vehicle wash operation. Therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: S.T. ENTERPRISES

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

RP AR-24-400103

9/3/2024

ASSESSOR PARCEL #(s): 177-02-802-003

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs/Eastern

DETAILED SUMMARY PROJECT DESCRIPTION

Required review for UC-23-0005

PROPERTY OWNER INFORMATION

NAME: 2200 E Warm Springs Road Owner, LLC

ADDRESS: 275 Madison Ave., 13th Floor

CITY: New York

STATE: NY

ZIP CODE: 10016

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: ST Enterprises, LLC

ADDRESS: 1215 S. Fort Apache Road, Suite 210

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID # _____

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL: n/a

EMAIL: eolson@kcnvlaw.com

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

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

Stephen Andrews

845F08BA75D448F

Property Owner (Signature)*

Stephen Andrews

Property Owner (Print)

8/15/2024

Date

DEPARTMENT USE ONLY:

AC

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OTHER

APPLICATION # (s)

AR 24-400103

ACCEPTED BY

Rp

PC MEETING DATE

11/05/24

DATE

9/13/24

BCC MEETING DATE

FEES

\$1,400.00

TAB/CAC LOCATION

paradise

DATE

10/8/24

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
colson@kcnvlaw.com
D: 702.792.7039

August 26, 2024

VIA ONLINE SUBMITTAL

Clark County Comprehensive Planning
DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RP AR-24-400103
9/3/2024

Re: Justification Letter – Required Review
APN: 177-02-802-003
S.T. Enterprises, LLC

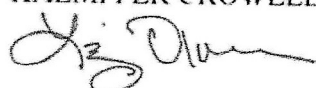
To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the “Applicant”) in the above referenced matter. This application is a request for a required review for a previously approved car wash located on 1.49 acres on Warm Springs Road, west of Eastern Avenue (“Site”). The Site is more particularly described as Assessor’s Parcel Number 177-02-802-003. The Site is zoned Commercial General (CG) and master-planned Corridor Mixed-Use (CM).

The Applicant received approval for a car wash facility via UC-23-0005 with a condition to review as a public hearing within 18 months. The review was requested to ensure noise was appropriately mitigated to protect the multi-family residential to the north. Since the commencement of operations, there have been no complaints of noise from the residential development. This shows the added landscaping and sound walls added during the original entitlements are sufficiently working to mitigate noise.

The Applicant has received complaints from the residential development relating to car wash customers utilizing the entrance to the multi-family to enter the car wash. However, there is an existing access easement agreement in place, which allows for the car wash to utilize the entrance. The agreement is included with this submittal.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,
KAEMPFER CROWELL


Elisabeth E. Olson

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0508-TROPREN, LLC:

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a 1.37 acre portion of a 24.89 acre site in a CG (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. JG/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-812-003 through 162-23-812-010 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.37 portion of 24.89
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 32 (wash/polish/equipment)/11.5 (vacuum equipment)
- Square Feet: 5,201 (wash/polish/equipment)/222 (south vacuum equipment)/370 (north vacuum equipment)
- Parking Required/Provided: 243/634
- Sustainability Required/Provided: 7/8.5

Site Plans

The plans depict the construction of a new vehicle wash facility on APN 162-23-812-009, which is on the north side of Tropicana Avenue, 125 feet west of Eastern Avenue. The building, which will be demolished, was previously used by a bank. Access to the site is from multiple driveways available to the shopping center from Tropicana Avenue and Eastern Avenue. There are no proposed changes to the existing driveways. There are 2 tunnels for the site, 1 is for vehicle wash and the other is for vehicle polish, which are located in the northerly portion of the pad, and oriented to the east and west. Access to the vehicle wash tunnel is from dual queuing lanes that run from west to the east to a pay canopy and kiosk with a single entry into the vehicle wash tunnel. The polish tunnel is accessed from a separate single queue lane that is located to the south of the wash queue. There are 24 vacuum spaces located in 2 rows south of the vehicle wash and polish tunnels. To the west of each row of vacuum spaces is a vacuum equipment enclosure. The

trash enclosure is located to the south of the polish tunnel exit. Short term bicycle parking is located between the northerly vacuum equipment building and the trash enclosure. A long term bicycle parking structure is located to the west of the southerly vacuum equipment structure. Employee parking is located on the west side of the pad site with a pedestrian walkway that connects to the vehicle wash and polish building.

Landscaping

The plans depict a 15 foot to 29 foot wide landscape strip located behind the existing attached sidewalk along Tropicana Avenue. The street landscaping consists of trees, shrubs, and groundcover. Trees are planted approximately 30 feet on-center and off-set in 2 rows. Parking lot landscaping is provided adjacent to the westerly parking spaces. There are trees and landscaping provided along the drive aisles between the vehicle wash and polish tunnels.

Elevations

The plans depict a vehicle wash and polish building with a height ranging from 23 feet (parapet) to 32 feet to the top of the roof. The vehicle wash tunnel entry and exit have an overall height of 32 feet with the vehicle polish entry and exit have an overall height of 26 feet. Building finish materials consist of painted stucco in stone and grey on all elevations, with the south elevation including storefront windows to see inside the vehicle polish tunnel, and the east and west elevations include glass-grid roll-up doors. The vehicle blowers are located on the west side of the vehicle wash within the tunnel. All rooftop mounted equipment will be screened from the right-of-way and public view. The vacuum canopies, located within the parking lot, measure 11 feet in height. The vacuum equipment buildings, covered trash enclosure, and long-term bicycle enclosure include exterior materials that are consistent with the vehicle wash and polish building.

Floor Plans

The plans depict a vehicle wash measuring 5,201 square feet in area, consisting of a wash tunnel bay on the north side of the building, an equipment room, and a polish tunnel on the south side of the building. There are 2 vacuum equipment accessory structures which consist of 222 square feet (south vacuum equipment) and 370 square feet (north vacuum equipment).

Applicant's Justification

The applicant indicates that the existing bank building will be demolished to make room for the proposed vehicle wash building.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-156-81	Bank building	Approved by PC	September 1981

There are multiple land use requests for the shopping center.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 & CG	Single-family residential & office park
South	Neighborhood Commercial	CG	Retail
East	Neighborhood Commercial	CG	Retail
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	RS5.2 & RM32	Multi-family residential & single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the proposed vehicle wash complies with Goal WP-3 of the Master Plan, which encourages the revitalization of established employment centers and commercial corridors. Additionally, this site is being repurposed to promote reinvestment in this portion of Paradise as encouraged by Policy WP-3.1. The proposed building consists of decorative features, which are visible along Tropicana Avenue and from within the shopping center. Staff does not anticipate any adverse impacts from the vehicle wash facility and finds that the use is compatible with the existing development in the surrounding area; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0285-2024 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

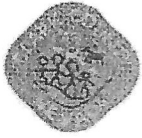
APPLICANT: MARK STEARNS

CONTACT: MARK A. STEARNS, 4052 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

PLANNER COPY

Department of Comprehensive Planning Application Form

DR-24-0508



ASSESSOR PARCEL #(s): 162-23-812-009

PROPERTY ADDRESS/ CROSS STREETS: Tropicana & Eastern

DETAILED SUMMARY PROJECT DESCRIPTION

A New 5,576 square foot vehicle wash facility.

PROPERTY OWNER INFORMATION

NAME: TROPREN, LLC, JOSEPH DANESHGAR AS MANAGER
 ADDRESS: 468 N CAMDEN DR., SUITE 300
 CITY: BEVERLY HILLS CA STATE: CA ZIP CODE: 90210
 TELEPHONE: (310) 276-1240 CELL: (323) 528-6493 EMAIL: dbyron@3linvestments.com

APPLICANT INFORMATION (must match online record)

NAME: BLISS FOR WASH NEVADA LLC
 ADDRESS: 29501 Paradise St #300
 CITY: Paradise Hills STATE: NV ZIP CODE: 89001 REF CONTACT ID # _____
 TELEPHONE: 818-277-9924 CELL: 818-213-9863 EMAIL: electroplatinum-energy.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mark Stearns
 ADDRESS: 4052 Dean Martin
 CITY: 4052 Dean Martin STATE: NV ZIP CODE: 89102 REF CONTACT ID # _____
 TELEPHONE: 702-878-0000 CELL: 702-672-1875 EMAIL: mstearns@wagnarchitects.com

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

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

[Signature]
Property Owner (Signature)*

JOSEPH DANESHGAR
Property Owner (Print)

6-28-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) DR-24-0508

PC MEETING DATE 11/5/24

B/C MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY Romeo
 DATE 9/11/24
 FEES \$1000

DATE 10/8/24

2



WESTAR ARCHITECTS

July 2, 2024

Clark County comprehensive Planning
500 South Grand Central Pkwy
Las Vegas, NV 89155

Re: Application of Design Review
Bliss Carwash
Justification Letter
APN: 162-23-812-009

To whom it may concern:

Enclosed please find the plans and information necessary to accompany an application for design review, associated with the development of this Vehicle wash. The site is located on the north side of E Tropicana Ave East Eastern Ave. The property is more particularly described on assessor parcel number 162-23-812-009. The property is currently zoned General Commercial (CG). The parcel is currently develop with a bank building that will be demolished to make room for the proposed vehicle wash.

The proposed project will be 5,025 square foot Vehicle wash with twenty-four (24) vacuum stations. The proposal building will be a single story with a maximum height of 32'-0", however, most of the building is 29'-0". The building will be comprised of painted stucco over block and wood studs and large decorative storefront windows with painted metal canopies on the south and west side of the building. The east and west side will have (2) 11'-6" foot roll up doors for entering and existing both the carwash and wax tunnels.

162-23-812-009 (subject property of proposed development)

162-23-812-010

162-23-812-008

162-23-812-005

162-23-812-007

162-23-812-006

162-23-811-001

162-23-811-002

162-23-811-03, 162-23-811-006, 162-23-811-007, 162-23-811-008, 162-23-811-009, 162-23-811-010

162-23-811-01, 162-23-811-012, 162-23-897-001

**PLANNER
COPY**

DR-24-0508

9/11/24

ARCHITECTURE • INTERIOR DESIGN • PLANNING

WESTAR Architects - Patrick Klenk, P.C.
400 S. 4th St. Suite 215 • Las Vegas, NV 89101 • Phone: 702.878.0000 • Fax: 702.878.8430
www.wagnarchitects.com

2

We have achieved the 7 sustainability points required by the following items listed below

1. The number of trees required 15, we have provided 20 trees- one point achieved
 2. Floor to ceiling height exceed 11'-0" 0.5 point achieved
 3. We are using ARM-R-Lite low e energy efficient glass on the south and west side of the building. 0.5 points achieved
 4. Building true north oriented 45 degrees west, roof surface is sloped in southern direction at southwest side of the building. 1 point achieved.
 5. Landscaping is oriented on the south and west sides of the building. 0.5 point achieved
 6. Roofing material to be firestone ultraply TPO roofing membrane has an SRI of 82 which is defined as cool roof. 1 point achieved.
 7. All trees utilized in the landscaping, Parkinsonia and Acacia Stenophylla, demonstrate very low or low water needs as per SNRPC Regional plant list. Required shrubs including Pendulous Yucca & Red Yucca demonstrate low water use. 1 point achieved.
-
8. We have shade structure over the man doors and well as the roll-up doors on the south and west side of the building. 1 point achieved.
 9. We have canopies over all three entrances and over all vacuum stations. 0.5 point achieved.
 10. We have a water reclaim system what we are asking for consideration of 1.0 point

Total Sustainability point Archived 8.0 for more information please see landscape plan.

This application specifically requests the following:

1. Design Review for the new development.
2. Sustainability points for the water reclaim system

Thank you for your construction. Please let me know if you have any questions or need anything further.

Mark A Stearns
Principal
Westar Architects
702-870-0000



11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0490-SDE, LLC:

USE PERMIT for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within Airport Environs (AE-60) and the Maryland Parkway Overlays.

Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-103-008 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1601 E. Flamingo Road, Suite 20
- Site Acreage: 4.6 (portion)
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 3,000 (lease area)
- Parking Required/Provided: 126/203

Site Plans

The plans show a proposed massage establishment located in the northwestern most tenant space (Suite 20) of an existing commercial building. Access to the site is from Flamingo Road. The site has adequate parking and there are no proposed or required changes to the existing site.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict an existing 1 story building constructed of brick, aluminum storefront systems, and pitched tile roofing.

Floor Plans

The plans show an approximate 3,000 square foot massage establishment consisting of a waiting room, lobby, massage rooms, and a breakroom/storage room within Suite 20.

Applicant's Justification

The applicant states that the business specializes in Thai massages but also provides other services such as Swedish, reflexology, deep tissue, hot stones, sport, cupping, prenatal, lymphatic drainage, and 4-hand, among other techniques in massage therapy. The business will be open 7 days a week from 9:00 a.m. to 9:00 p.m. Furthermore, the business will help the community by providing health and wellness services.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0805	Massage establishment within Suite 20 - expired	Approved by BCC	December 2018
UC-0504-09 (ET-0065-11)	First extension of time to review a massage establishment subject to September 6, 2016 to review - expired	Approved by PC	September 2011
UC-0504-09	Massage establishment originally in Suite 17 but later moved to Suite 20 subject to 2 years to commence and review - expired	Approved by PC	October 2009
UC-0371-99	Psychic Arts subject to 5 years for review - expired	Approved by PC	April 1999
AC-0186-88	Shopping center	Approved by PC	September 1988
ZC-0106-88	Reclassified 4 acres to a C-2 zone	Approved by BCC	May 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Restaurant/tavern
South	Urban Neighborhood (greater than 18 du/ac)	RM32 (AE-60)	Multi-family residential
East	Corridor Mixed-Use	CG	Office complex
West	Corridor Mixed-Use	CG (AE-60)	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on

adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects to the surrounding land uses and properties. The massage establishment places no additional demands on the site in terms of additional parking, required landscaping or other design features. Furthermore, the proposed massage establishment meets the minimum separation requirements established in Code. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: LV THAI MASSAGE & SPA, LLC
CONTACT: LV THAI MASSAGE & SPA, LLC, 1601 E. FLAMINGO ROAD, SUITE 20,
LAS VEGAS, NV 89119

DRAFT

Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-103-008

PROPERTY ADDRESS/ CROSS STREETS: 1601 E Flamingo Rd Ste 20, Las Vegas, NV 89119 / Flamingo Rd and Spencer Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Massage us a primary use.

PROPERTY OWNER INFORMATION

NAME: Eric Hsu of SDE LLC
 ADDRESS: 2100 Waldman Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89102
 TELEPHONE: (702) 454-7788 CELL (702) 592-4111 EMAIL: joe@clv.com

APPLICANT INFORMATION (must match online record)

NAME: Pakapon Paul Krabuanrat for LV Thai Massage & Spa
 ADDRESS: 1601 E Flamingo Rd, Ste 20
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 24-100597
 TELEPHONE: (702) 463-9532 CELL (818) 930-0217 EMAIL: lvthaimassageandspa@outlook.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Pakapon Paul Krabuanrat for LV Thai Massage & Spa
 ADDRESS: 1601 E Flamingo Rd, Ste 20
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 24-100597
 TELEPHONE: (702) 463-9532 CELL (818) 930-0217 EMAIL: lvthaimassageandspa@outlook.com

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

[Signature] ERIC HSU 5/21/24
 Property Owner (Signature) Property Owner (Print) Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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UC-24-0490
11-5-2024
Paradise

9-4-2024
#1,000
10-8-2024

APR-24-100597

**PLANNER
COPY**

UC-24-0490

To whom it may concern,

LV Thai Massage & Spa has been serving the Las Vegas community since 2018. Our spa specializes in Thai Massage but also provide other popular types of massages such as Swedish, Reflexology, Deep Tissue, Hot Stone, Sport, Cupping, Prenatal, Lymphatic Drainage and 4 Hands.

The business is open 7 days a week from 9:00 AM to 9:00 PM and generally most holidays.

LV Thai Massage & Spa has built a reputation of excellence in service to the community and provide visitors and locals of Las Vegas another massage service option to truly come heal and alleviate the pain and stresses of everyday life.

In order to continue to serve the Las Vegas community, LV Thai Massage is requesting approval from Clark County for a Special Use Permit regarding the Business of LV Thai Massage & Spa LLC as the primary use of the business is Massage Therapy.

Also of note, the parking spaces of the Cambridge Quail Profession Offices where LV Thai Massage & Spa is located are all currently existing with no new additional parking being added.



Pakapon Paul Krabuanrat

Owner / Manager

LV Thai Massage & Spa

1601 E Flamingo Rd, Ste 20

Las Vegas, NV 89119

Business (702) 463-9532

Direct (818) 930-0217

**PLANNER
COPY**

UC-24-0490

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0496-WASATCH HOLDINGS, LLC:

USE PERMIT for a banquet facility on a portion of 1.91 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-414-002; 161-18-414-005; 161-18-414-007 through 161-18-414-011 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3620 E. Flamingo Road
- Site Acreage: 1.91 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 4,800
- Parking Required/Provided: 77/114

Site Plans

The plans depict a 4,800 square foot banquet facility space consisting of 4 individual units in an existing shopping center building located at 3620 E. Flamingo Road. There are a total of 4 buildings located in the existing shopping center with a total area of 26,777 square feet. There are 114 parking spaces provided on the south and north sides of the property. The property has 3 access driveways from Flamingo Road on the south side of the property, and 2 access driveways from Pearl Street on the west side of the property.

Landscaping

Landscaping is not a part of this application.

Elevations

The existing stucco sided building has multiple aluminum storefront units and a covered walkway with columns facing the south parking lot. The upper half of the building façade includes a mansard style parapet and false dormers with decorative windows.

Floor Plan

The plan depicts a combination of 4 units with a large area for banquet tables, restrooms, changing room, kitchen space, portable bar area, and storage space. The main entrance faces the parking lot to the south.

Applicant’s Justification

The applicant is requesting approval of a special use for a banquet facility to add to the existing restaurant business. The proposed banquet facility will provide a space for weddings, quinceañeras, small business meetings, and birthday parties. Banquets will be available between 8:00 a.m. and 12:00 a.m.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500143	Commercial subdivision	Approved by PC	October 2019
UC-0832-07	Reduced the separation from a convenience store to residential use in conjunction with a shopping center	Approved by PC	August 2007
UC-1962-04	Reduced setback from residential use to a proposed on-premises alcohol use (supper club) in conjunction with an existing restaurant	Approved by PC	December 2004
UC-0306-03	Massage establishment within an existing shopping center	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East & West	Commercial General	C-G	Offices and bank

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

A special use permit is required to operate a banquet facility in the Commercial General district. As part of the special use analysis, the separation from residential areas needs to be considered when less than 200 feet is provided. In this location, the banquet facility is in the westernmost 4 units of the 3620 E. Flamingo building. These 4 units back up to a building identified with the same address, but suite #11 immediately north of the banquet facility, which provides a buffer between the banquet use and the residential property to the north. There is a drive aisle on the north side of suite #11, a screen wall, and many full-size existing trees on the residential side of the wall. There is no mention of using the courtyard area between the banquet units and unit #11 building for outdoor activities in this application request. There is approximately 81 feet between the back wall of the banquet units and the north property line and approximately 127 feet to the nearest home. Therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: GEORGE TAPIA

CONTACT: GEORGE TAPIA, 4622 HOEKER WAY, LAS VEGAS, NV 89147

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-18-414-008, 161-18-414-009, 161-18-414-010, 161-18-414-011
161-18-414-005, 161-18-414-007, 161-18-414-002-1, 2
 PROPERTY ADDRESS/ CROSS STREETS: 3650 E. PRAMUNGO RD LV, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: WASATCH HOLDINGS LLC
 ADDRESS: 267 CRESCENT BAY DRIVE
 CITY: LAGUNA BEACH STATE: NV ZIP CODE: 92651
 TELEPHONE: 702-524-0634 CELL 702-524-0634 EMAIL: JAYDANA9@AOL.COM

APPLICANT INFORMATION (must match online record)

NAME: GEORGE TAPIA
 ADDRESS: 4622 HOEGER WAY
 CITY: LV STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-682-7123 EMAIL: GRANDMASTERTAPIA@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: SAMAR ABUZE
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

Anthony W. Hoyer
 Property Owner (Signature)*

Anthony W. Hoyer
 Property Owner(Print)

8-15-24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (S) UC-24-0496
 PC MEETING DATE 11/5/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Paradise

ACCEPTED BY RP
 DATE 9/9/24
 FEES \$1000.00

DATE 10/8/24

4
 UC-24-0496
 \$

Viareggio Italian Restaurant Inc
3620 E Flamingo Rd
Las Vegas, NV 89121
(725)251-3494
www.viareggiotallanrestaurant.com

July 1,2024

To whom it may concern,

This letter is with the purpose of opening a new business as a banquet hall. We will offer for any occasions such as weddings, quinceaneras, birthdays, any small business meetings. We will follow up any policies required by Clark County.

We are already running our own restaurant in the same area. The schedule for the banquet hall will be Monday through Sunday, 8am-12am.

I am looking forward to hear from you. Thank you for your cooperation.

UG-24-0496
RP

4

VIAREGGIO ITALIAN RESTAURANT INC.

3620 E FLAMINGO STE 4

DEAR CLARK COUNTY

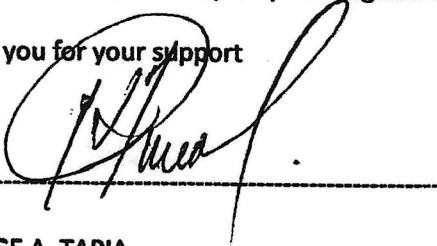
We would request a special permit to expand our business.

We are opening a banquet hall in order to improve our business opportunities and also to

Provide deferent options to our neighborhood. We kindly ask you to approve our petition

We will follow up all the policy and regulations demand by Clack Couty

Thank you for your support

A handwritten signature in black ink, appearing to read "George A. Tapia", is written over a horizontal dashed line. The signature is stylized and cursive.

GEORGE A. TAPIA

4
UG-24-0496
RP

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0507-PIPPA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate electric vehicle charging requirements.

DESIGN REVIEW for a proposed office/warehouse building in conjunction with an existing industrial complex on a portion of 7.7 acres within an 8.23 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 and AE-65) Overlay.

Generally located on the south side of Oquendo Road, 828 feet west of Wynn Road alignment within Paradise. MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:

162-31-612-002; 162-31-612-003

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate electric vehicle (EV) capable parking spaces where EV-capable and parking spaces are required per Section 30.04.04 (a 100% reduction).
- b. Eliminate electric vehicle (EV) installed parking spaces where EV-installed parking spaces are required per Section 30.04.04 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4305 W. Oquendo Road & 4315 W. Oquendo Road
- Site Acreage: 7.7 acre portion of an 8.23 total acre site
- Project Type: Proposed office/warehouse building
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 34,047
- Parking Required/Provided: 90 (existing parking spaces)/35 (proposed with new office/warehouse building)/125 (total required/provided)
- Sustainability Required/Provided: 7/7.5

History and Site Plan

The site was reclassified to M-1 zoning (now IL zoning) via ZC-0253-97. The existing building along the west property line was constructed in 2004. The site features an existing parking lot

north of the existing building. The centrally located parking lot will be reconfigured with this application. Ingress and egress are provided via 1 driveway at the northernmost point of the site adjacent to Oquendo Road. The triangular shaped site is bounded on all 3 sides via an existing railroad.

Today the applicant is proposing a new office/warehouse building on the southeast corner of the site. The proposed pentagonal shaped building has an overall area of 34,047 square feet. North of the proposed building will be a redesigned parking lot, while additional parking will be installed west of the proposed building. There are 90 existing parking spaces and with the new office/warehouse building, an additional 35 parking spaces are required. Per the site plan, 125 total parking spaces will be provided where 125 are required. Two new trash enclosures will be installed on the north side of the central parking lot and a new pedestrian walkway will be installed to connect pedestrians to the new office/warehouse building. Lastly, the applicant is requesting to eliminate any required EV-capable and EV-installed parking spaces throughout the site.

Landscaping

The landscape plan depicts a 9 foot wide to 14 foot wide parking lot landscape strips and landscape islands within the redesigned central parking lot. Eight large trees (Heritage Live Oak) and numerous shrubs will be planted within this area. Two large trees (Desert Museum Palo Verde) will be planted north of the building, and shrubs will be planted on the north and west facing elevation of the proposed office/warehouse building. Shrubs will also be planted east of the new loading dock. The applicant is proposing perimeter landscaping on a portion of the east property line (adjacent to the existing railroad) which includes 9 total trees such as Heritage Live Oak and Mulga Acacia. Furthermore, new shrubs will also be planted along the south property line (adjacent to the existing railroad) with 2 Heritage Live Oak and 2 Desert Museum Palo Verde trees. West of the proposed building includes 2 new landscape islands on each end of the parking area. Overall, the applicant provided a 25 new trees to the site (13 perimeter trees and 12 new trees adjacent to the new building).

Elevations

The proposed elevation plan includes a 1 story office/warehouse building with an overall height of 30 feet. The plans show a height variation on the parapet roof line of the north and west facing elevations. The proposed exterior features include tan and dark brown paint colors, concrete tilt-up walls, aluminum storefront door and window systems, three-quarter accent reveals, metal canopies, and joint paneling.

Floor Plans

The proposed plan includes a office/warehouse building with an overall area of 34,047. The office area is located on the northwest corner of the building. Lastly, a proposed loading dock is located on the northeast corner of the building.

Applicant's Justification

Per the submitted justification letter, the applicant requests to waive all electric vehicle (EV) charging requirements for the project. The applicant proposes zero electric vehicle parking spaces where 7 parking spaces are required to be EV-capable and 4 are required to be EV-

installed. The proposed office/warehouse building is not expected to draw a large number of public consumers, hence there will be minimal demand for electric vehicle charging on site, making it an unsuitable location for electric vehicle owners to look for charging facilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0133-08 (WS-0474-06)	First extension of time for a proposed manufacturing building on the southeast corner of the site with reduced parking - expired	Approved by BCC	June 2008
WS-0474-06	Reduced parking and design review for a new manufacturing building on the southeast corner of the site - expired	Approved by BCC	May 2006
WS-1577-03	Reduced setbacks, increased wall height, reduced landscaping adjacent to the right-of-way, and a design review for a food processing plant on the southeast corner of the site - expired	Approved by BCC	November 2003
TM-0241-03	1 lot commercial subdivision - PB 113-70	Approved by PC	July 2003
ET-0016-01 (DR-1866-99)	First extension of time of a design review for a storage yard - expired	Approved by PC	February 2001
DR-1866-99	Storage yard - expired	Approved by PC	January 2000
WT-0003-99	Waived off-site improvements including streetlights and sidewalks (excluded paving, curb, and gutter)	Approved by PC	February 1999
ZC-0253-97	Reclassified the site from R-E zoning to M-1 zoning for a distribution center	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60)	Railroad, undeveloped, & office/warehouse buildings
South	Business Employment	IL (AE-65)	Railroad, office/warehouse buildings, & industrial complexes
East	Business Employment	IL (AE-60 & AE-65)	Railroad & industrial complexes
West	Public Use & Business Employment	PF (AE-60 & AE-65)	Railroad, detention basin, & undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Title 30 encourages new development to incorporate electric vehicle (EV) charging infrastructure to accommodate a changing vehicle market and emerging vehicle technologies, improve air quality, and reduce greenhouse gas emissions. The existing building along the west property line and proposed site design and proposed office/warehouse building is intended to accommodate industrial uses. Staff finds that the site is not intended to have an increased volume of customers or vehicular traffic that would be typical of a commercial complex such as a shopping center; therefore, installing EV-installed parking spaces may not be suitable for the site at this time. However, it is too premature to determine if EV-capable parking spaces may not be needed in the future for customer or for employees to utilize on-site. Title 30 states that EV-capable parking spaces are equipped for future EV charging by providing dedicated electrical capacity in the service panel and conduit to the EV-capable charging station. Staff recommends that at minimum EV capable parking spaces should be incorporated into the site design.

Design Review

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

The site plan shows that the applicant provides ample parking spaces for the proposed building. Secondly, the proposed building includes architectural elements which comply with Section 30.04.05. Although the row of parking spaces west of the proposed office/warehouse building is missing 2 landscape islands, the applicant is proposing to install additional trees throughout the site. The proposed landscaping features 25 new on-site trees which will help reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Staff finds that the building design, site circulation, and proposed landscaping is complimentary to the existing building on-site and the surrounding development. Staff supports this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Approval of the design review; denial of the waiver of development standard.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a

"Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the 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; 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0225-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PIPPA, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-31-612-002 and 003

PROPERTY ADDRESS/ CROSS STREETS: 4315 W. Oquendo Road

DETAILED SUMMARY PROJECT DESCRIPTION

PROPOSED WAREHOUSE IN AN EXISTING INDUSTRIAL COMPLEX.

PROPERTY OWNER INFORMATION

NAME: PIPPA, LLC

ADDRESS: c/o Withers Bergman, LLP, 430 Park Avenue, 10th Floor

CITY: New York

STATE: NY

ZIP CODE: 10022

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PIPPA, LLC

ADDRESS: c/o Withers Bergman, LLP, 430 Park Avenue, 10th Floor

CITY: New York

STATE: NV

ZIP CODE: 10022

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson, Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: eolson@kcwlvaw.com

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

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

P. Carasley
Property Owner (Signature)*

Phillipa Carasley
Property Owner (Print)

April 28, 2024.
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0507

ACCEPTED BY JOR
DATE 9/11/24

PC MEETING DATE _____

BCC MEETING DATE NOV. 6, 2024

DATE _____

FEES _____

TAB/CAC LOCATION PARADISE DATE 10/8/24

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
oolson@kcnvlaw.com
D: 702.792.7039

September 4, 2024

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter – Design Review and Waivers of Development Standards*
APNs: 162-31-612-002 and 003

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is on approximately 8.23 acres located on the south side of West Oquendo Road, approximately 900 feet west of Wynn Road. The property is more particularly described as APNs: 162-31-612-002 and 003 (“the Property”). The Property is zoned Industrial Light (IL), with a land use designation of Business Employment (BE). The Applicant is requesting a design review and corresponding waivers of development standards for an additional warehouse to be located on the southeast side of the Property. The Property is located in the center of a large industrial area, and more importantly, surrounded on all sides by the UPRR. Therefore, the proposed warehouse is appropriate and will not negatively impact the surrounding area.

A. Design Review

Warehouse

The Applicant proposes to develop a 34,047 square-foot warehouse within an existing industrial parking lot. The warehouse will be situated in the southeast corner of the Property, east of the existing, 89,448 square-foot industrial building. The maximum height of the proposed warehouse is 30 feet, where 50 feet is permitted within an IL zoning district. The exterior will feature gray and tan concrete, with a metal canopy above the windows on the north and west sides of the building. In the northeast corner of the building, there will be an overhead coiling door, with the truck docking area sloping down towards it.

Access to the development will be from an existing pan driveway located on West Oquendo Road, in the northern corner of the Property. Parking requirements are met with the proposal of 140 parking spaces, exceeding the required 125 spaces. The Applicant also meets the tree and shrub count requirements with the proposal of 15 trees and 60 shrubs, where 9 trees and 36 shrubs are required. Moreover, the landscaping will consist of plants from the Southern Nevada Water Authority plant list, with 90% or more of the selected plants having low or very low watering needs.

JL

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WS-24-0507

5

Building Articulation

The design meets horizontal articulation requirements as outlined in Title 30.04.05(G), with a recognizable change in surface colors, as well as roofline variations on the north and west elevations. However, the Applicant requests a design review for the east and south elevations, as roofline variations are not provided. These elevations are solely observable from the railroad, thus they do not affect the aesthetic appearance from the public right-of-way or the parking lot.

B. Waivers of Development Standards

Modified Driveways

The Applicant requests a waiver of Uniform Standard Drawing 222.1 and 225 and County Code as it pertains to the existing pan driveway on West Oquendo Road. No changes or improvements are proposed for the driveway. The requested waiver of commercial driveway standards will not negatively impact the Property or the surrounding land uses. The pan driveway has existed since the construction of the industrial building in 2004. The Property is located at the end of the cul-de-sac and is not expected to experience heavy vehicular traffic. The Property also provides sufficient throat depth to facilitate traffic flow on site, to avoid traffic congestion on West Oquendo Road. Additionally, pan driveways are typical in this area and seen on numerous parcels in the immediate area.

Electric Vehicle Parking

The Applicant requests to waive electric vehicle charging requirements for the project. The Applicant proposes zero (0) electric vehicle parking spaces where seven (7) parking spaces are required to be EV-capable and four (4) are required to be EV-installed. The proposed warehouse is not expected to draw a large number of public consumers, hence there will be minimal demand for electric vehicle charging on-site, making it an unsuitable location for electric vehicle owners to look for charging facilities.

Parking Lot Landscaping

The Applicant requests to waive the required parking lot landscape islands to the west and north of the building, where there are 14 and 13 consecutive parking spaces are proposed, respectively. This is a commonly requested and approved waiver for industrial projects. This particular Property is located within an industrial area and is surrounded by train tracks. The reduction in parking lot landscaping will not have a negative impact on the project's aesthetics, while also avoiding unnecessary landscape watering on the Property. Furthermore, the existing parking lot does not meet current Title 30 landscape standards, so the proposed design will not contribute to an increased heat island effect. Consequently, the Applicant will adhere to the fee in lieu obligation for each tree in which this requested waiver is approved.

C. Sustainability

The Applicant demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet new Title 30 Sustainability code:

- *Trees* – More than 10% of the required trees will be provided. Here, 15 trees are provided where 9 trees are required. **(1 point)**.
- *Water Efficient Landscaping* – 95% or more of all proposed landscaping have very low or low water needs. Here, 95% of required trees and shrubs have low or very low water needed. **(1 point)**.
- *Cool Roof* – A roof with a solar reflectance index (SRI) equal to 78 or greater for low sloped roofs. Here, white thermoplastic polyolefin with an SRI of 98/91 will be provided. **(1 point)**.
- *Building Orientation* – All proposed roof surfaces are oriented within 30 degrees of a true east-west direction. Here, the roof is oriented at 4.45 degrees of a true east-west direction. **(1 point)**.
- *Shade Structures* – Shade structures over at least 50% of all south- and west-facing windows and doors and each additional 25% of windows and doors. Here, a metal canopy is provided over 100% of west and south facing windows. **(2 points)**.
- *Building Features* – Incorporate daylighting strategies into the design to minimize the use of artificial lighting. Here, skylight is provided according to IECC 2021. **(1/2 point)**.
- *Building Features* – Use of Solar Ban glass on all south- and west-facing windows. Here, Solar Ban 90 is on all windows. **(1/2 point)**.
- *Building Features* – Floor-to-ceiling height of 11-feet on all floors in non-residential developments, to facilitate natural ventilation. Here, floor-to-ceiling heights of 24-feet is being provided. **(1/2 point)**.

Overall, the additional warehouse building and landscaping provided will enhance the Property and surrounding area. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

September 4, 2024
Page 4

KAEMPFER

CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0436-MANNA INVESTMENT GROUP, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) buffering and screening; and 3) sidewalks.

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone.

Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-123-002 through 161-18-123-004 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow roll-up overhead doors to face a lot subject to residential residency standards where not permitted per Section 30.04.06N.
b. Reduce the setback for a trash enclosure to a lot subject to residential residency standards to 36 feet where 50 feet is required (an 82% reduction).
2. a. Eliminate the required landscape buffer where 15 feet of landscaping with double rows of evergreen trees is required along the west property line per Section 30.04.02 (a 100% reduction).
b. Allow an existing 6 foot block wall as a buffer where an 8 feet high decorative wall is required along the west property line per Section 30.04.02.
3. Allow an attached sidewalk to remain on Desert Inn Road where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3745 E. Desert Inn Road
- Site Acreage: 4.09 (entire shopping center)
- Project Type: Vehicle wash
- Building Height (feet): 35
- Square Feet: 24,476 (Building A)/8,695 (Building B)/5,827 (vehicle wash)
- Parking Required/Provided: 100/133

- Sustainability Required/Provided:7/8.5

Site Plans

The plans depict an existing shopping center consisting of 2 buildings with restaurant and retail uses on the south (Building A) and northeast (Building B) of the site, and a vehicle sale building on the northwest side of the site. The vehicle sale building will be demolished to accommodate a new vehicle wash facility. The shopping center including the proposed vehicle wash will allow access from Desert Inn Road and Sandhill Road via existing driveways.

The plans depict customers accessing the vehicle wash tunnel from either the west or the east driveways from Desert Inn Road. They then head north to the pay station. Customers will then turn west and enter into the tunnel and egress at the western edge of the tunnel and turn south to enter the vacuum stations drive aisle and/or exit out west to the shopping center or Desert Inn Road. The proposed vehicle wash facility building will have 15 vacuum stations located on the south side of the tunnel. The vacuum stations are shielded from the right-of-way being Desert Inn Road by the tunnel.

No changes are being proposed to both Buildings A and B. Pedestrian pathways have been provided both from the right-of-way and within the shopping center to better connect each building on-site.

Landscaping

The plan depicts areas of new landscaping for the proposed vehicle wash and the whole shopping center. The proposed landscaping includes perimeter landscaping along Desert Inn Road with 15 feet of landscaping behind an attached sidewalk with trees being spaced at 20 feet on center. This landscaping will also screen the vehicle wash tunnel from the right-of-way. The plans depict landscaping within the queuing line and along the landscape planters at the western end of the exit lane that will partially screen this area from residential uses to the west.

Landscaping is provided within the vacuum stations. No landscaping is being proposed or provided for those parking areas not part of or being redesigned and remain in current conditions. Additional landscaping is being provided along a portion of Desert Inn Road in front of the parking spaces of Building B.

Elevations

The plans depict a 35 foot high vehicle wash facility with a tunnel and vacuum station along with associated equipment incorporate architectural measures to break-up the building mass with varied rooflines, recessing of windows, doorways, change in surface colors and materials. A pair of roll-up doors are located at each end of the tunnel away from the right-of-way with the building oriented in an east to west direction.

Floor Plans

The plans depict a floor plan for the vehicle wash facility with customer service, data room, restroom, vending, breakroom, and utility room.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the existing building at 3745 E. Desert Inn Road, which is Building C, will be demolished for a new vehicle wash facility. Both Buildings A and B will remain. The proposed use will serve the neighborhood within immediate proximity. There are multiple residential communities to the west and south of this location to benefit from this service. However, for the convenience of immediate residents, this carwash is 252 feet away and will be screened by an existing 6 foot high CMU wall.

A waiver of development standards for detached sidewalk is being requested as there is an existing attached sidewalk and the affected area is less than 300 feet in length. The existing attached sidewalk will have between 10 feet to 15 feet of landscaping berm behind the sidewalk and end at the edge of the car wash building. Trees have been added every 30 feet on center and alternating off-sets every 15 feet.

Currently there is an existing 6 foot high CMU block wall along the west property line adjacent to the Garden Parkway, which is the ingress/egress to the residences to the west. Another waiver of development standards request is for the setback for both the trash enclosure and the roll-up overhead doors on the west side of the car wash. The applicant has attempted on multiple occasions to contact the HOA for their support or address their concerns. The proposed hours of operation are Monday through Friday 10:00 a.m. to 5:00 p.m., Saturday from 9:00 a.m. to 6:00 p.m. and Sundays from 10:00 a.m. to 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0004	Increased the number of vehicles (automobiles) displayed outside	Approved by BCC	March 2018
DR-0076-17	Exterior remodel/modifications to façade within the existing shopping center	Approved by PC	March 2017
UC-0172-16	Established a supper club with a portion of the retail building	Approved by PC	May 2016
ADR-1218-07	Established a 12,000 square foot retail building	Approved by ZA	September 2007
DR-0443-03	Established a 9,600 square foot retail building	Approved by PC	April 2003
UC-166-80	Established live entertainment (disco floor) in a restaurant within the existing shopping center	Approved by PC	September 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail shopping center
South & West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
East	Corridor Mixed-Use	CG	Retail shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

While the setback to the adjacent residential use is 40 feet, that area consists of common lots and private right-of-way, and the actual distance to the residential lots is approximately 200 feet. The private right-of-way of Garden Avenue and the common elements of the residential property to the south and west, serve as an additional buffer due to their width. The common element consists of existing landscape strips. A vehicle wash use is a common amenity, and the area has multiple residential communities that can benefit from this service. Staff could normally support the use, however, since staff is not supporting the design review and waivers of development standards, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

Staff cannot support the requested waiver of development to allow for the overhead roll-up doors to face residential uses. If the required buffering had been provided, considering the fact that there is a private right-of-way between the proposed facility and the houses, staff could support this request. While the plans do show some landscaping along the drive aisle of the vehicle wash

tunnel, the Code stipulates that roll-up overhead doors must be screened. The application and plans show a non-intense landscape buffer that does not meet the intent of the Code; therefore, staff cannot support this request.

Code stipulates any trash enclosure must be set back a minimum of 50 feet to any residential use. The applicant has placed the trash enclosure in the western exterior of the vehicle wash area and is 36 feet away from the property line. The adjacent residential parcel to the west is over 200 feet to the actual residential buildings, however, the Code stipulates setback to the property line of any residential use. Due to the intent of the Code staff cannot support the reduction of the setback for the proposed location for the trash enclosure.

Waiver of Development Standards #2a

The requested waiver for the elimination of the required buffering to a less intensive use cannot be supported by staff. The landscape plan shows a single row of trees planted in the landscape planter along the western edge of the vehicle wash tunnel drive aisle where per Code should be an intense landscape buffer to the residences. While the private driveway of Garden Parkway provides 128 feet of separation along with a landscape strip on the west exterior of the existing block wall facing towards the residential buildings, however, the Code stipulates that an intense landscape buffer shall be provided when adjacent to a less intensive use with 15 feet in width evergreen trees planted off-set at 20 feet on center. With the intent of the Code, staff cannot support this request.

Waiver of Development Standards #2b

Staff has no issue with the request as there is an existing block wall along the west property line. Staff finds the existing condition of the wall along with the private driveway width will serve to minimize impacts to the residences to the west. However, since staff is not supporting the design review and other waivers of development standards, staff cannot support this request.

Design Review

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

The partial redevelopment of the retail center will overall enhance the immediate area with new and expanded landscaping both internally and along the streetscape. Pedestrian pathways are now required, and the applicant is installing these to improve upon pedestrian safety and reduce internal traffic circulation. The proposed vehicle wash development will be oriented to limit the impact of visual effects on the right-of-way for Desert Inn Road with new landscaping and architectural measure to reduce unsightly blank walls. Included with this new development are sustainability measures to reduce environmental impacts. The applicant is providing for 8.5 points where 7 points is required. However, since staff is not recommending approval of the above waiver of development standards for elimination of a required landscape buffer, roll-up overhead doors facing residential uses and trash enclosure, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along Desert Inn Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Sandhill Road and Desert Inn Road improvement project.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0414-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DESERT INN PARTNERS, LLC
CONTACT: CHRIS HART, 294 WALNUT VILLAGE LANE, HENDERSON, NV 89012

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-18-123-002 and 161-18-123-003

PROPERTY ADDRESS/ CROSS STREETS: 3745 East Desert Inn Rd. Las Vegas Nevada 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Demolish existing building of 2,580 S.F. and build a new car wash of 5,827 S.F.

PROPERTY OWNER INFORMATION

NAME: Desert Inn Partners LLC Manager Benjamin Donel
 ADDRESS: 6125 Washington Blvd. Suite 300
 CITY: Culver City STATE: CA ZIP CODE: 90232
 TELEPHONE: 310-864-7600 CELL 310-864-7600 EMAIL: ben@sunsetequitygroup.com

APPLICANT INFORMATION (must match online record)

NAME: Sean Nourani Architect
 ADDRESS: 2115 West Crescent Ave. #261
 CITY: Culver City STATE: CA ZIP CODE: 92801 REF CONTACT ID # _____
 TELEPHONE: 434-365-2070 CELL 434-365-2070 EMAIL: architectseannourani@outlook.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Hart
 ADDRESS: 249 Walnut Village Lane
 CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # 202814
 TELEPHONE: 702-882-8263 CELL 702-882-8263 EMAIL: cmhart5@gmail.com

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

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



Property Owner (Signature)*


Benjamin Donel
Property Owner (Print)

5/9/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0436

ACCEPTED BY 

PC MEETING DATE _____

DATE

BCC MEETING DATE 11/6/24

FEE \$ 1,800

TAB/CAC LOCATION Paradise

DATE 10/8/24

6

Architect Sean Nourani

AP+E Architects, Planners, Engineers

2115 West crescent Avenue Suite 261 Anaheim California 92801

Telephone: 424 365 2070 Fax: 714 844 4371 Email: architectseannourani@outlook.com

Project justification letter

June 10, 2024

Page 1 of 2

Project:

- Demolish the existing building 2580 S.F. and build a new self-service drivethrough automated car wash 5827 S.F.

Project location:

3745 East Desert Inn Road Las Vegas Nevada 89121

Property owner:

Desert Inn partners LLC

Manager: Benjamin Donel

6125 Washington Blvd. Culver City Ca 90232 Telephone

310 864 7600

UC-24-0436

Project justification narrative

Demolish existing building at 3745 E Desert Inn Road, which is Building "C" which is 2,850 square feet. Proposed Automated Self Service Drive Through Carwash, Building Area 5,827 square feet.

Existing Buildings "A" and "B" to remain. No Earthwork Grading Proposed

Building height 35 feet with a stucco finish

The purpose of this car wash is to serve the neighborhood within immediate proximity. There are multiple residential communities to the west and south of this location to benefit from this service. However, for the convenience of immediate residents, this car wash is 252'-6" away. We will be applying for Use Permit for this condition, as we have we have 53' from the residence to the 6' CMU wall two private roads 25' per road (Garden Parkway) with a 30' landscape median, 9' sidewalk, 15' landscape buffer, a 6' CMU wall at the East property line and 71' to the nearest vacuum parking stall.

The nearest similar car wash is located outside of this area and within a commercial setting. That is why this car wash will serve a convenience for the neighborhood. This car wash is designed to well accommodate participants by having extra wide vacuum stalls with a well-designed one-way drive aisle.

We are requesting a Waiver of Development Standards for "Detached Sidewalk" as there is existing attached sidewalk and the affected area is less than 300' in length. The existing attached sidewalk will have 10' to 15' of landscaping berm behind the sidewalk and end at the edge of the car wash building. Where streetlights are located along Desert Inn Road, we will have 15' of landscaping berm to accommodate for the additional 5' to allow the streetlights to be maintained. Trees have been added every 30' on center and alternating offsets every 15'. We are also proposing a well landscape aisles and surroundings with screen walls at the property lines. The car wash is also well screened from the immediate street by a wide front area landscaping and trees.

Landscape plans will be revised to show a table of required trees, proposed, trees by parking, street and buffer sections. This table will also call out caliper size, height, tree type and canopy area to show compliance with Table 30.04-1

We will be requesting a waiver for 30.04.02 for the 15' landscape buffer and 8' foot decorative wall

at the east property line, as we there is an existing 6' CMU wall and a 15' existing landscape buffer adjacent to the east property line.

Vacuum stalls have been designed to be 12' wide to allow for the car doors to be open. Table 30.04-3 requires that the stalls be a minimum of 9' so the 12' wide spaces meet the minimum requirement.

Hours of operation proposed are with consideration of neighborhood comfort and convenience. Monday through Friday 8:00 am to 7:00 pm. Saturday 9:00 am to 6:00 pm and Sundays from 10:00 am to 5:00 pm. This will comply with no noise after 10 pm and before 7 am.

We also plan on having two full-time employees on site during the business operation. That is for the convenience of participants, to assist with any needs they might have and keeping this location clean and fully operational.

We are requesting a Waiver of Development Standards for the setback for the trash enclosure and the loading zone on the west side of the car wash. We had attempted on multiple occasions to contact the HOA and to get the approval so that an Administrative Waiver could be obtained but to no avail. Based on this we request the Waiver for the setback of 200' be reduced to 164'. This measurement is at the adjacent residential block wall to the loading zone space. The nearest actually multi-family residential building is 217' away. The multi-family development is separated by Garden Parkway which is a heavily landscape drive entrance that is 128' in width.

In addition to the above Waiver of Development Standards we are requesting a Waiver for the roll up door adjacent to a residential development. Title 30.04.06N provides that no roll up door can face an residential development, however the roll up door only has the option as the roll up doors can't face the public right-of-way. To meet the intent of Title 30, Section 30.04.02 provides direction for screening and buffering, with the 128' wide Garden Parkway and the landscape island adjacent to the exit drive aisle the intent of Title 30 we feel is being met,

UC-24-0436