



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 27, 2022

7:00pm

### AGENDA

**Note:**

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

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

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

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

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

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

- III. Approval of Minutes for December 13, 2022. (For possible action)
- IV. Approval of the Agenda for December 27, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **NZC-22-0642-JAMIESON, JARRETT & TARA:**  
**ZONE CHANGE** to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) Zone and a C-P (Office and Professional) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping adjacent to a less intensive use; 2) allow non-gated parking; and 3) reduced driveway approach distance.  
**DESIGN REVIEWS** for the following: 1) office buildings; and 2) alternative parking lot landscaping located partially in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road, 130 feet west of McLeod Drive within Paradise (description on file). JG/gc/syp (For possible action) **PC 1/17/23**
  
- 2. **WS-22-0640-BOYLE, DOUGLAS JOHN & BOROS, MONIKA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the side setback; and 2) allow an addition not architecturally compatible to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 370 feet west of Lamb Boulevard on the south side of Pequeno Avenue and on the north side of Hacienda Avenue within Paradise. JG/bb/syp (For possible action) **PC 1/17/23**
  
- 3. **WS-22-0641-CENTRO EVANGELISTICO PALABRA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise. TS/lm/syp (For possible action) **PC 1/17/23**

- VII. General Business (For possible action)
  
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
  
- IX. Next Meeting Date: January 10, 2023.
  
- X. Adjournment.

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



## Paradise Town Advisory Board

December 13, 2022

### MINUTES

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

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

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

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

Steve De Merritt, Planning; Blanca Vazquez, Community Liaison; Vivian Kilarski, Planning Commissioner; Javier Rivera

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

II. Public Comment:  
**None**

III. Approval of November 29, 2022 Minutes

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

Approval of Agenda for December 13, 2022

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

IV. Informational Items (For Discussion only)

V. Planning & Zoning



1. **UC-22-0574-CHARSHAFIAN, RICHARD & HENSLEY, HANNAH:**  
**USE PERMIT** for architectural compatibility for a detached accessory structure.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce separation; and **3)** increase accessory structure height in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Roxford Drive, 290 feet west of Mohigan Way within Paradise. TS/lm/syp (For possible action)  
**PC 12/20/22**

**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**  
**ADDED condition**

- **Paint structure same color as house**

2. **DR-22-0622-COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEWS** for the following: **1)** construction of various airport improvements (pavement, fencing, gates, lighting, and drainage system); and **2)** finished grade on 34.0 acres in a P-F (Public Facility) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise. JG/rk/syp (For possible action)  
**BCC 12/21/22**

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

3. **UC-22-0602-CV FLAMINGO LLC:**  
**USE PERMIT** to modify pedestrian realm.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow for drive-thru talk boxes to face a residential development.  
**DESIGN REVIEW** for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action)  
**BCC 12/21/22**

**MOVED BY- Wardlaw**  
**APPROVE-Subject to IF approved staff conditions**  
**ADDED conditions**

- **Speaker box to be placed below the Berm height**
- **Use iPad or similar to take orders**

**VOTE: 4-0 Unanimous**

4. **UC-22-0621-ADC HOLDINGS, LLC:**  
**USE PERMIT** for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action)  
**PC 1/3/23**

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

5. **UC-22-0632-VRES, LLC:**  
**USE PERMITS** for the following: 1) photographic studio; and 2) banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action) **PC 1/3/23**

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

6. **VS-22-0618-CVA 3355, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Pioneer Avenue located between Arville Street and Myrtle Avenue within Paradise (description on file). JJ/bb/syp (For possible action) **PC 1/3/22**

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

7. **WS-22-0617-CVA 3355, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce landscaping.  
**DESIGN REVIEW** for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action) **PC 1/3/23**

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

8. **AR-22-400123 (UC-0381-15)-VEGAS DEVELOPMENT LANDOWNER, LLC:**  
**USE PERMITS SECOND APPLICATION FOR REVIEW** of the following: 1) a motion picture production studio as a primary use; 2) permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and 3) permit eating and drinking area with on-premises consumption of alcohol in conjunction with a motion picture production studio.  
**DESIGN REVIEW** for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. JG/jgh/syp (For possible action). **BCC 1/4/23**

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

9. **UC-22-0619-RSS BNK2019-BNK21-NV 2HT LLC:**  
**USE PERMIT** to allow a major training facility.  
**DESIGN REVIEW** for the modification of the façade of an existing shopping center on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 770 feet east of US-95 within Paradise. TS/hw/syp (For possible action) **BCC 1/4/23**

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

10. **UC-22-0637-CV FLAMINGO, LLC:**  
**USE PERMIT** to modify pedestrian realm.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow drive-thru talk boxes to face residential development; and 2) reduce landscape buffer.  
**DESIGN REVIEW** for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action) **BCC 1/4/23**

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

11. **UC-22-0638-PARBALL NEWCO LLC:**  
**USE PERMIT** for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).  
**DEVIATIONS** for the following: 1) increase the number of directional signs; 2) increase the area of directional signs; and 3) deviations as shown per plans on file.  
**DESIGN REVIEW** for a comprehensive sign package in conjunction with a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/ja (For possible action) **BCC 1/4/23**

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

12. **VS-22-0605-OBJECT DASH LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street (alignment) and Las Vegas Boulevard South, and between Four Seasons Drive and Russell Road (alignment) within Paradise (description on file). JG/bb/syp (For possible action) **BCC 1/4/23**

**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0**  
**Philipp away during vote**

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be December 27, 2022**
- IX. Adjournment  
**The meeting was adjourned at 8:20 p.m.**

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

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

OFFICE BUILDINGS  
(TITLE 30)

RUSSELL RD/MCLEOD DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-22-0642-JAMIESON, JARRETT & TARA:**

**ZONE CHANGE** to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) Zone and a C-P (Office and Professional) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping adjacent to a less intensive use; 2) allow non-gated parking; and 3) reduced driveway approach distance.

**DESIGN REVIEWS** for the following: 1) office buildings; and 2) alternative parking lot landscaping located partially in the Russell Road Transition Corridor Overlay District.

Generally located on the south side of Russell Road, 130 feet west of McLeod Drive within Paradise (description on file). JG/gc/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-36-103-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative landscaping adjacent to a less intensive use (east property line) where landscaping per Figure 30.64-11 is required.
2. Allow non-gated parking where parking shall be gated and secured after non-business hours per Section 30.48.470.
3. Reduce the approach distance between a driveway along Russell Road and an intersection to 120 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).

**DESIGN REVIEWS:**

1. Office buildings.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Office buildings
- Number of Stories: 1
- Building Height: 19 feet, 3 inches
- Square Feet: 8,950
- Parking Required/Provided: 36/37

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) Zone and a C-P (Office and Professional) (AE-60) Zone. Although the site is partially located in the Russell Road Transition Corridor Overlay District, the southern third of the site is located outside of the overlay which necessitates the nonconforming zone change request. The applicant conducted a neighborhood meeting virtually over Zoom on March 22, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to neighboring property owners within 1,500 feet of the project site and 1 neighbor attended the meeting. No objections or concerns were raised during the meeting.

#### **Site Plans**

The plans show 2 office buildings on the site. One office building is located 20 feet from the north (front) property line, 10 feet from the west property line, and 178 feet from the south (rear) property line. The other office building is located 21 feet from the north (front) property line, 5 feet from the east property line, and 108 feet from the south (rear) property line. Access to the site is from a single driveway off of Russell Road. A total of 37 parking spaces are provided where a minimum of 36 parking spaces are required. Only the rear portion of the parking area is gated where Title 30 requires the entire parking area to be gated when located within the Russell Road Transition Corridor Overlay District. A total of 4 bicycle spaces are provided on the site.

#### **Landscaping**

Street landscaping along Russell Road consists of a 20 foot wide landscape area with an existing attached sidewalk. An intense landscape buffer per Figure 30.64-12 is located along the south property line. A 7 foot to 10 foot wide landscape area exists along the west property line with trees spaced out every 20 feet. A landscape buffer per Figure 30.64-11 is provided along the east property line since the adjacent place of worship is considered as a less intensive use. However, the landscape buffer immediately adjacent to the eastern building is only 5 feet where 5.5 feet is required, which necessitates the waiver of development standards request. The width of the landscape area along the east property line not adjacent to the building is at the required 5.5 feet. Alternative parking lot landscaping is requested, since a landscape island is not provided at the northerly terminus of the north/south parking rows and the landscape island at the easterly terminus of the east/west parking row is not 6 feet wide. Existing 6 foot high CMU block walls are located along the east, west, and south property lines.

Elevations

The west office building is 1 story and 18 foot 3 inches high, and the east office building is 1 story, 19 foot 3 inches high. Both buildings are constructed with vertical board and batten siding painted white with a pitched composite shingle roof. A portion of the front elevation will also consist of horizontal lap siding painted white. Wood trim is provided along the perimeter of each window and door. An awning is provided over the main entrances to both buildings.

Floor Plans

The plans show the west office building is 2,850 square feet and consists of office area and showroom space. The east office building consists of 6,100 square feet of office shell space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed zoning matches the zoning of other properties in the vicinity. The driveway is located at its proposed location in order to fit in between 2 existing streetlights. The waiver to allow for a 5 foot wide landscape area along the east property line is necessary to accommodate the 24 foot wide drive aisle and to meet grade requirements for ADA parking and access. Furthermore, landscape islands can't be provided at the northerly terminus of the parking rows in order to maintain access and to meet ADA requirements. Gates cannot be provided to the entire parking area since there is not adequate driveway depth and width to accommodate a gate at the entrance to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0422	Vacated and abandoned government patent easements	Approved by PC	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Office conversions of single family residences
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	C-P	Place of worship
West	Ranch Estate Neighborhood (up to 2 du/ac)	CRT	Approved office conversion per NZC-22-0054

**STANDARDS FOR APPROVAL:**

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



## Analysis

### Current Planning

#### Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

Changing market conditions have resulted in a trend since the most recent adoption of the Land Use Plan. A number of properties along this corridor have been converted to office uses and this large lot residentially zoned property will be more viable as an office use and compatible with other office uses in the area. Also, with the increased traffic along Russell Road, an office use will be more appropriate.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

Several single family residential properties have been converted to office uses in this area along Russell Road. In addition, new offices have been constructed in the CRT and C-P zones in the area, and the Russell Road Transition Corridor Overlay District allows conforming zone changes to CRT and C-P. Lastly, a C-P zoning designation can be compatible with adjacent single family residences when designed properly. The intensity of uses allowed in the C-P zoning district is compatible with the existing and planned land uses in the area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from the public utility purveyors that the nonconforming zone change will have any negative impacts on public facilities and services.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Policy 6.1.2 of the Master Plan encourages a mix of residential and non-residential uses to support a balance of housing and jobs. Here, the C-P zoning will allow for an office use that is compatible with the surrounding office and residential uses. The request also complies with Policy 6.1.6 which encourages in-fill development.



## **Summary**

### Zone Change

A changing trend in the area indicates that an office use will be the most viable use of the property. In addition, the C-P zoning will be compatible with the surrounding development and planned uses, and it will not create any negative impacts on public facilities and services. Lastly, the nonconforming zone change conforms to applicable policies in the Master Plan; therefore, staff can support the request.

### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The landscaping along the east property line complies with Figure 30.64-11 as required, with the exception that the landscape width is 5 feet instead of 5.5 feet immediately adjacent to the building. Staff finds that the reduction of 6 inches in width will not adversely impact the adjacent property as the required trees are still visible. Furthermore, the adjacent property to the east has mature landscaping located along their west property line.

#### Waiver of Development Standards #2

Staff can support the request to allow a portion of the parking area to be non-gated. The south portion of the parking lot will be gated; and therefore, the area immediately adjacent to the existing single family residential development to the south will be secured during non-business hours. Thus, the gated area will provide a buffer for the residential properties to the south from the non-gated portion of the parking lot.

### Design Reviews

Staff finds the proposed site and building design compatible with the surrounding properties in the area. The buildings are designed with a residential appearance to be compatible with the surrounding properties. The intense landscape buffer provided along the south property line and the siting of the buildings on the northern portion of the site will help reduce any potential impacts to the existing residential to the south. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area.

Staff can also support the alternative parking lot landscaping request. Only the mobility impaired accessible parking spaces are located north of the landscape island terminus. Providing a landscape island on the north side of these spaces would impact the mobility impaired accessible ramps leading from the parking spaces to the main entrances of the buildings. Additionally, staff finds having a 5.5 foot wide landscape area instead of a 6 foot wide landscape area at the eastern terminus of the east/west parking row will not adversely impact the area. The

applicant has also provided 7 foot wide landscape islands elsewhere to mitigate the reduced width.

**Public Works - Development Review**

Waiver of Development Standards #3

Staff has no objection for the reduction of the driveway approach distance to McLeod Drive. The location of the driveway provides adequate spacing from the driveway to the west, resulting in fewer conflicts.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 22, 2023 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Resolution of Intent to complete in 3 years;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance.

**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.

**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

#0070-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** JARRETT JAMIESON

**CONTACT:** DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>N2C-22-0642</u> DATE FILED: <u>11-14-22</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>12-27-22</u> PC MEETING DATE: <u>1-17-23</u> BCC MEETING DATE: <u>2-22-23</u> FEE: <u>\$2,953</u>
	<b>PROPERTY OWNER</b> NAME: <u>Jarrett Jamieson</u> ADDRESS: <u>9731 Rosedale Hwy</u> CITY: <u>Bakersfield</u> STATE: <u>CA</u> ZIP: <u>93312</u> TELEPHONE: <u>661-589-3400</u> CELL: _____ E-MAIL: <u>jj5939@aol.com</u>
	<b>APPLICANT</b> NAME: <u>Jonathan Cole - Dwyer Engineering</u> ADDRESS: <u>7310 Smoke Ranch Road; Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: _____ E-MAIL: <u>jcole@dwyerengineering.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Jonathan Cole - Dwyer Engineering</u> ADDRESS: <u>7310 Smoke Ranch Road; Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: _____ E-MAIL: <u>jcole@dwyerengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-36-103-010

PROPERTY ADDRESS and/or CROSS STREETS: E. Russell Road & McLeod Drive

PROJECT DESCRIPTION: Zone change R-E to C-P / Construction of two (2) office buildings & parking lot / Waiver for Comm. Driveway approach distance.

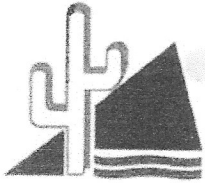
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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 of advertising the public of the proposed application

  
 Property Owner (Signature)\*  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 Jarrett Jamieson  
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

See attached /

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



# DWYER ENGINEERING, INC

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

## JUSTIFICATION LETTER

To: Clark County Department of Comprehensive Planning

Date: October 18, 2022

Subject: Zone Change & Waiver of Standards  
Jamieson Showroom/Office - APN: 162-36-103-010

N2C-22-0642

From: R. Blayne Soule, P.E.

The owner or the subject property is requesting a Non-Conforming Zone Change as well as a Waiver of Standards to construct two office buildings and a commercial driveway. The property is located near the southwest corner of Russel Road and McLeod Drive. Current zoning is R-E, with the north 200-feet of the property within the Russel Road Transition Corridor Overlay per Section 30.48.470, However, Clark County has requested that the entire Lot be re-zoned as C-P zoning.

The proposed zoning is C-P, matching most properties within the immediate vicinity. The development also proposes to match the single-family home architectural style of the neighboring properties. While most of the property exists within the Transition Corridor Overlay, a small portion at the south end does not, which portion required a non-conforming zone change. This zone change is necessary to utilize the entire site as a product showroom and office space. A neighborhood meeting held on March 22<sup>nd</sup>, 2022, found no opposition to this change. Commissioner Jim Gibson provided concurrence in a meeting with him, held on April 4<sup>th</sup>, 2022. For additional details, please see attached Project Description and Compelling Justification letter.

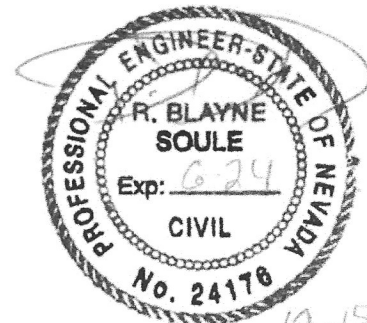
- A Waiver of Standards is necessary regarding the construction of commercial driveway access to the site. Clark County Area Uniform Standard Drawing number 222.1 calls for a 150-foot minimum approach distance between the driveway and the nearest intersection curb return. The development proposes to install the driveway approximately 120-feet from the intersection of Russel Road and McLeod Drive in order to fit between two existing streetlights.
- A Waiver of Standards to exclude the requirement that all new construction include a gate for all parking after non-business hours. This waiver is being sought because there is not adequate driveway depth or width for a turn-around should a gate be placed prior to the parking areas that are at the sides and rear of the buildings. Please note that the parking to be located at the rear of the buildings will be gated and secured after non-business hours.
- A Waiver of Standards from the required 5.5' landscaping (as found in figure 30.64-11 of Clark County Title 30) as we would like to request 5' landscaping along the east building side to the east property line only. The reason for the waiver is because of the 24' minimum distance required width of drive isle created by the landscaping fingers, as well as preventing a drastic grade change at the driveway preventing the 2% minimum ADA requirement at the ADA parking stalls.
- We also seek a Design Review for alternative parking lot landscaping to not include landscape fingers at the end of each parking row (per Figure 30.64-14). This waiver is particularly for the north end of the parking rows, where required driveway widths and ADA access slopes need to be met. To help compensate, extra wide landscaping has been provided at the south end of the parking rows.

If there are any questions or additional information necessary, please contact this office.

Sincerely,

R. Blayne Soule, P.E.  
Dwyer Engineering, Inc.  
(702) 254-2200

[bsoule@dwyerengineering.com](mailto:bsoule@dwyerengineering.com)



10-18-22

01/17/23 PC AGENDA SHEET

ACCESSORY STRUCTURES  
(TITLE 30)

LAMB BLVD/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0640-BOYLE, DOUGLAS JOHN & BOROS, MONIKA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the side setback; and 2) allow an addition not architecturally compatible to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located 370 feet west of Lamb Boulevard on the south side of Pequeno Avenue and on the north side of Hacienda Avenue within Paradise. JG/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-30-611-102

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side yard setback for a building addition (carport) to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).
2. Allow a building addition (carport) not architecturally compatible to the existing residence where required per Table 30.56-2A.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4135 Pequeno Avenue
- Site Acreage: 0.2
- Project Type: Carport
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 275

**Site Plan**

The plan depicts an existing 2 story home with concrete tile (modified hip) roof and a 3 car concrete driveway. The existing driveway has space for at least 3 vehicles and another 2



vehicles in the garage. The proposed carport is attached to the existing garage on the east side of the residence and will add 1 additional covered space to the property. The leading edge of the roof is 1 inch from the side (east) property line and the wall of the carport is 14 inches from the side property line. A gutter will be installed to keep water from flowing onto the neighbor's property. An existing concrete block wall is located approximately on the east property line. The concrete driveway extends back along the east side of the house.

Landscaping

The property has residential landscaping in the front yard, including sod, rock, and shrubs. There are no trees in the front yard. Existing concrete will be removed from the northeast corner of the driveway at the property line to meet Public Works requirements for separation of the driveway from the property line.

Elevations

The plans depict a 12 foot high pitched roof addition attached to the existing home and attached garage as a carport. The north facing façade will be finished with stucco and painted to match the house. The roof materials will be asphalt shingles and will not match the existing concrete tile roof of the home.

Floor Plans

The plans depict a proposed 21 foot by 13 foot carport, attached to the northeast corner of the existing home and attached garage. The carport will be flush with the front of the existing garage and be open on the north and south ends.

Applicant's Justification

The applicant began construction of an unfinished attached carport in 2020 and was cited for work without a permit, and is now seeking approval of the addition with waiver requests for a side setback reduction and architectural compatibility. The owner stated they paid the fee for this application and will stucco and paint the exterior, correct the driveway concrete, and add landscaping. The owner of the property to the east has provided a written approval of the proposed carport design and location.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Clark County Public Response Office (CCPRO)**

CE21-19323 is an active violation on this site for building without a permit.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

While the applicant is providing a gutter along the roof of the carport to prevent water crossing the property line, there is no mitigation to the 12 foot solid wall along the eastern property line. The granting of the requested setback waiver to zero feet is not in harmony with the general purpose of Title 30.

#### Waiver of Development Standards #2

The stucco elevations of the carport are compatible with the existing residence and within the surrounding neighborhood. However, the roof material does not match the residence and neighborhood. Staff could support the request if the shingles were a compatible color to the tile roof, rather than a grey or black shingle.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Asphalt shingles shall be a similar color to the roof on the existing residence;
- Plant 1 large tree in the front yard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.



**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MONIKA BOROS**

**CONTACT: MONIKA BOROS, 4135 PEQUENO AVENUE, LAS VEGAS, NV 89120**

DRAFT

01/17/23 PC AGENDA SHEET

SCHOOL/PLACE OF WORSHIP  
(TITLE 30)

MOJAVE RD/EMERSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0641-CENTRO EVANGELISTICO PALABRA:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise. TS/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-13-503-012; 162-13-503-014; 162-13-503-015

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce parking to 219 parking spaces where 226 spaces were previously approved and where 289 parking spaces are required per Table 30.60-1 (a 25% reduction) in conjunction with a parking lot redesign.

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3415 S. Mojave Road
- Site Acreage: 4.2
- Project Type: School
- Number of Stories: 1
- Square Feet: 38,198 (school)/15,469 (existing church)
- Parking Required/Provided: 63 (school)/289 (complex)/219 (provided)

**History & Request**

The request is to reduce parking to 219 spaces for an existing place of worship with a previously approved school. The site was originally approved for a place of worship and variance with reduction of parking to 230 spaces (UC-252-87). The site was then modified to include a playground area and a reduction to parking to 226 spaces (WS-0046-15). The last revision to the site (UC-21-0686) was for the addition of the school use with reduction in parking to 226 spaces.

This request is to reduce the parking to 219 spaces and redesign the parking area. There are no changes to the previously approved uses.

#### Site Plans

The plans depict an existing church and previously approved school building located on the northeasterly portion of the site. The existing building and playground (located to the south of the building) will be used by the school.

Access to the property is from Emerson Avenue, Mojave Road, and Segó Drive. However, per the previous approval for the school the only site access during school hours will be from Emerson Avenue. The plans match the previously approved student drop-off circulation plan from Emerson Avenue allowing queuing for up to 59 vehicles.

Most of the parking for this site is located toward the southern portion of the property with some parking spaces shown along the west side of the site. The central drive aisle located adjacent to the southerly portion of the building has been redesigned to include parallel parking and a 25 foot wide drive aisle, thereby providing additional parking to the site.

The previously approved capacity for the school is 350 students with school hours from 7:00 a.m. to 4:00 p.m. weekdays with occasional after school programs or nighttime activities. The approved school use is planned as a temporary use of no more than 4 years as a public charter school while a permanent site is located. Currently, the site is operating as a place of worship and will continue with this use on Sundays.

#### Landscaping

There are no proposed changes to the previously approved landscaping.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that after the prior approval a site survey was conducted, and the property was found to be smaller than previously drawn, impacting the approved parking design. The parking areas shown in the proposed design are similar to the prior approval with additional parking proposed along the southwestern building frontage. The applicant also indicates that there is adequate room for parallel parking along the building frontage and the required two-way drive aisle is available during operation of the place of worship. However, due to the excessive number of parking spaces during school hours, the parallel parking spaces will be blocked so that vehicle access will not be impeded during drop-off/pick-up or during school hours. The applicant finds that they have maximized the number of available parking with the proposed parking and drop-off design. Lastly, the school and place of worship will be operated on separate days so that adequate parking is provided for both uses individually.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0686	School with reduced parking and modified site design in conjunction with a place of worship	Approved by PC	January 2022
WS-0046-15	Waivers and design review for playground equipment	Approved by PC	March 2015
ZC-0574-00	Reclassified site from R-1 to C-1 zoning with a use permit for animation and recording studio	Approved by BCC	March 2000
UC-0252-87	Addition of 36,300 square feet to an existing 9,300 square foot church and variance to reduce parking	Approved by PC	October 1987

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-1	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West & South	Mid-Intensity Suburban Residential (up to 8 du/ac)	R-1	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds the request could have an adverse impact on the adjacent neighborhoods. While there is adequate parking for the school, staff is concerned about a further reduction in parking for the place of worship and the potential impact on the surrounding neighborhoods and traffic. This proposal could materially affect the health and safety of persons residing in, or visiting the immediate neighborhood, and will be materially detrimental to the public welfare. Staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- Vacate any unnecessary easements.

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

- No comment.

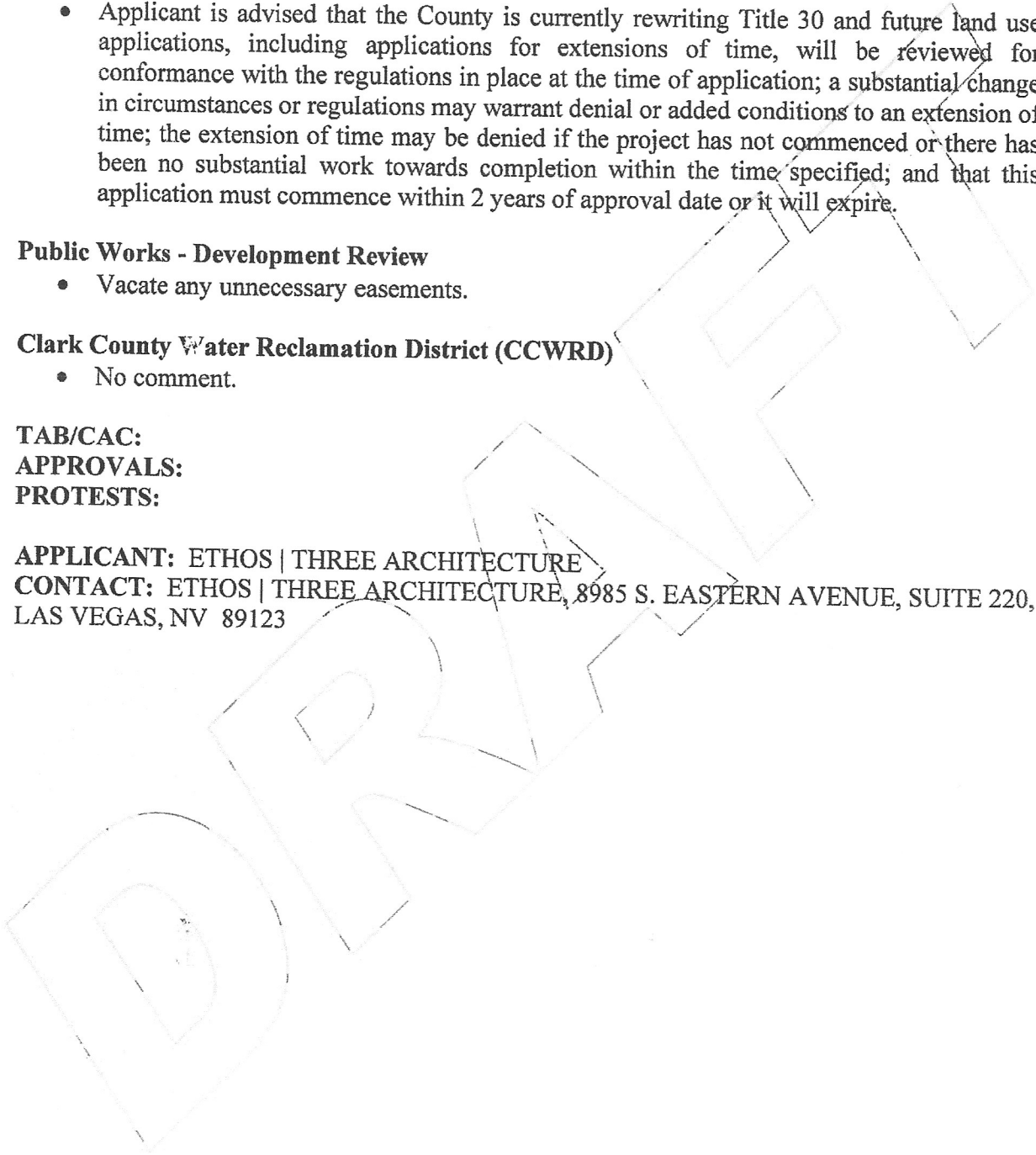
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ETHOS | THREE ARCHITECTURE

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,  
LAS VEGAS, NV 89123





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0641</u> DATE FILED: <u>11/21/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>12/27/22</u> PC MEETING DATE: <u>1/17/2022</u> BCC MEETING DATE: _____ FEE: <u>\$475-</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Centro Evangelistico Palabra Viva Church</u> ADDRESS: <u>3415 S. Mojave Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-595-5208</u> CELL: _____ E-MAIL: <u>Sunny-chau@mp.com</u>
	<b>APPLICANT</b>  NAME: <u>XL Charter Development</u> ADDRESS: <u>150 South State Street</u> CITY: <u>Salt Lake City</u> STATE: <u>Utah</u> ZIP: <u>84111</u> TELEPHONE: <u>801-725-6118</u> CELL: <u>801-725-6118</u> E-MAIL: <u>clayton@xlcharterdevelopment.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>ethos three ARCHITECTURE</u> ADDRESS: <u>8985 South Eastern Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>buildingpermit@ethosthree.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-503-012

PROPERTY ADDRESS and/or CROSS STREETS: 3415 S. Mojave Road

PROJECT DESCRIPTION: Young Womens Leadership Academy Charter School -

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

\_\_\_\_\_  
 Property Owner (Signature)\*      Eunice Saavedra  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 7th, 2022 (DATE)  
 By Eunice Saavedra

NOTARY PUBLIC: Maria Cruz Godinez

MARIA CRUZ GODINEZ  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 01-20-24  
 Certificate No: 21-0004-01

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

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July 12, 2022

Revised October 20, 2022

Clark County  
Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, Nevada 89106

WS 22-0641

RE: APR-22-100916 - Waiver of Development Standards  
Young Women's Leadership Academy Public Charter School  
APN(s): #162-13-503-012; #162-13-503-014 and #162-13-503-015  
3415 S. Mojave Road

Dear Planning Staff,

On behalf of our Client, XL Charter Development, we are requesting approval of a Waiver of Development Standards to allow for a total of 217 parking spaces where 234 are required, for the Young Women's Leadership Academy which as approved under UC-21-0686.

In 2015, the church, Palabra Viva of Las Vegas, obtained a parking waiver under WS0046-15, reducing 8 spaces down to 226 spaces from the required 234 to provide a playground for the children of their congregation. After we obtained approval to proceed with the Young Women's Leadership Academy (under UC-21-0686) and preparing our permitting documents based on engineer surveyed information, and providing required accessible parking quantities and configurations, we can only provide 219 spaces.

There are no proposed changes to landscaping. The previously approved landscape plans submitted for the Use Permit application was prepared in the absence of surveyed information while only documenting existing landscape with no new landscape introduced. Once a boundary and topographic survey was performed, it was found that the site plan was actually smaller than previously drawn. Resulting from the discrepancy, the landscape square footage areas on the plant schedule have been adjusted accordingly to coincide with the accurate background information.

Justification: The Church uses the building and parking on Sunday's only and has been operating successfully with the reduced number of parking spaces since 2016 when they installed their new playground area. The school will be using the building on weekdays only and meets the required 63 parking spaces. At no time will both the church and the school be operating at the same time. Therefore, because the school only requires 63 spaces, and the church has operated with 226 spaces without issue for several years, the reduction to 219 will not create a negative impact for either use or

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October 20, 2022  
APR-22-100916 Waiver of Development Standards  
Page 2

the adjacent residential developments in the area. There will be parallel parking spaces shown at the pick-up/drop-off area that will be available for church use only on Sundays, but because there is a significant number of extra parking spaces available during school hours, the school will not permit the use of the parallel parking spaces during pick-up/drop-off times.

Pursuant to Section 30.16.240.a.13 of the Clark County Development Code, there is a compatible and harmonious use when it comes to the surrounding area. Schools throughout Clark County are located within or adjacent to residential neighborhoods which allow for children to walk to school, obtain a quiet educational experience and be part of the overall community. As noted above, the waiver request will not negatively impact the church, school, or surrounding properties and both uses operate on different days with adequate parking available for both uses.

In conclusion, we respectfully request your consideration of this waiver so we can finalize our building permit.

Sincerely,

John Lopeman

Digitally signed by John Lopeman  
DN: cn=John Lopeman,  
o=Ethos Three Architecture, ou=Ethos Three Architecture,  
c=US, email=jlopeman@ethos3.com

John Lopeman  
Principal

3