



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 28, 2023

6:00pm

## 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 Carmen Hayes at (702) 371-7991 or [chayes70@yahoo.com](mailto:chayes70@yahoo.com).
  - 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/SpringValleyTAB>

Board/Council Members: John Getter, Chair  
Dale Devitt  
Randal Okamura

Brian A. Morris, Vice Chair  
Dr. Juana Leia Jordan

Secretary: Carmen Hayes (702) 371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 [mds@clarkcountynv.gov](mailto:mds@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, and Roll Call

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 November 14, 2023. (For possible action)
- IV. Approval of the Agenda for November 28, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning

**12/19/23 PC**

- 1. **ET-23-400152 (UC-18-0955)-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a proposed place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. MN/rp/syp (For possible action)  
**12/19/23 PC**
- 2. **UC-23-0722-8480 DESERT INN, LLC:**  
**USE PERMIT** to reduce the separation from a tavern to a residential use in conjunction with an existing shopping center on a portion of 10.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, approximately 1100 feet east of Durango Drive within Spring Valley. RM/nai/syp (For possible action) **12/19/23 PC**
- 3. **UC-23-0736-CHOUL, LLC:**  
**USE PERMITS** for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduce the separation from a proposed supper club to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with a proposed supper club within an existing commercial center on a portion of 2.4 acres in a C-1 (Local Business) and C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/tpd/syp (For possible action) **12/19/23 PC**
- 4. **UC-23-0742-FT APACHE SUNSET 18, LLC:**  
**USE PERMIT** for a minor training facility in conjunction with a dental office within an existing office complex on 4.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/dd/syp (For possible action) **12/19/23 PC**

5. **WS-23-0723-BRISTOW JAMES:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce a rear setback in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located 450 feet south of Mesa Vista Avenue and 150 feet east of Mann Street within Spring Valley. MN/bb/syp (For possible action) 12/19/23 PC

VII. General Business

1. None.

- 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: December 12, 2023.

- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.  
<https://notice.nv.gov>



12/19/23 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

PATRICK LN/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400152 (UC-18-0955)-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:**

**USE PERMIT SECOND EXTENSION OF TIME** for a proposed place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

**DESIGN REVIEW** for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. MN/rp/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-36-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the driveway departure distance (driveway off-set) from Jones Boulevard for a driveway along Patrick Lane to 144 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 24.2% reduction).
2.
  - a. Reduce throat depth for a commercial driveway along Patrick Lane to 19 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 74.7% reduction).
  - b. Reduce throat depth for a commercial driveway along Jones Boulevard to 25 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 66.7% reduction).

**LAND USE PLAN:**  
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

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

**General Summary**

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35

- Square Feet: 10,769
- Parking Required/Provided: 108/108

### Site Plans

The approved plans depict a proposed 1 story place of worship consisting of 10,769 square feet. The place of worship is set back 80 feet from the west and south property lines, 73 feet from the east property line, and 92 feet from the north property line. The place of worship is centrally located within the project site. A 5 foot wide detached sidewalk is located along Jones Boulevard and Patrick Lane, and a 5 foot wide pedestrian walkway connects the place of worship to the detached sidewalks. A 5 foot wide pedestrian walkway is also located around the perimeter of the place of worship. The required trash enclosure is located at the southeast corner of the property. The required bicycle parking spaces are located along the west side of the place of worship, near the building's entrance. The project requires 108 parking spaces where 108 spaces are provided. Access to the project site is granted via commercial driveways located along Jones Boulevard and Patrick Lane.

### Landscaping

The approved plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Jones Boulevard and Patrick Lane. Twenty-four inch to 36 inch box trees are located within the landscape area along the street frontage. A 10 foot wide intense landscape buffer with 24 inch box large Mondell Pine trees is shown along the east property line. A 15 foot wide intense landscape buffer with 24 inch box large Mondell Pine trees is located along the south property line. A 6 foot high decorative block wall is also shown along the east and south property lines. Interior parking lot landscaping is equitably distributed throughout the project site.

### Elevations

The approved plans show the overall height of the place of worship ranging between 18.5 feet to 35 feet, the highest point being the ornamental spire and dome. Parapet walls of varying heights are depicted on all building elevations. A singular dome is featured on the north and west elevations of the building, and is located directly above the entrance to the place of worship. The place of worship features an EIFS exterior and includes windows on all elevations.

### Floor Plans

The approved plans depict a 10,769 square foot place of worship featuring an auditorium, vestibule, lobby, multiple offices, lecture hall, kitchen, storage and utility rooms, and restroom facilities.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400056 (UC-18-0955):

### Current Planning

- Until February 5, 2023 to commence.

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

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-18-0955:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the corner spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way. Department of Aviation
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the

Department of Aviation.

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

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

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

**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 #0684-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that they have been diligently working to move forward with the project. The project is currently in its final stages of review with the civil plans. The developer is also actively working towards the building department approvals that will allow construction to begin. The applicant indicated that the application had one extension and is requesting approval for another extension of time to finalize the pending review.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0514	Vacated and abandoned a portion of a right-of-way	Approved by PC	November 2021
ET-21-400056 (UC-18-0955)	First extension of time for a place of worship	Approved by PC	June 2021
UC-18-0955	Proposed place of worship and modified street and driveway design standards	Approved by PC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Place of worship
South	Neighborhood Commercial	R-E	Congregate care
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Public Use	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have



substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since approval of the first extension of time, the applicant has submitted a building permit (BD-22-02715) in June 2022 and has been working with the building department since. A drainage study (PW21-11227) was approved in May 2021 and an off-site permit (PW-20-20651) was issued in October 2023. The applicant has made a good faith effort to work with the Building Department and Public Works in a timely manner; therefore, staff can support the request for an additional 2 year extension of the application.

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

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

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- Until February 5, 2025 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PHILIP WAKEFIELD

**CONTACT:** ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET STE 120, LAS VEGAS, NV 89183

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-18-0955 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ET-23-400152</u>      DATE FILED: <u>10/9/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Spring Valley</u>      TAB/CAC DATE: <u>11-28-23</u></p> <p>PC MEETING DATE: <u>12-19-23</u></p> <p>BCC MEETING DATE: <u>N/A</u></p> <p>FEE: <u>\$1900</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPR</u></p> <p>ADDRESS: <u>9508 S BREWING CLOUD AVE</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89146</u></p> <p>TELEPHONE: <u>702.496.4555</u>      CELL: _____</p> <p>E-MAIL: <u>rroohani4@gmail.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Blue Diamond Civil Engineering</u></p> <p>ADDRESS: <u>9816 Gilespe Street, Ste 120</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89183</u></p> <p>TELEPHONE: <u>702.478.8580</u>      CELL: _____</p> <p>E-MAIL: <u>pwakefield@bdce-lv.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Blue Diamond Civil Engineering</u></p> <p>ADDRESS: <u>9816 Gilespe Street, Ste 120</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89183</u></p> <p>TELEPHONE: <u>702.478.8580</u>      CELL: _____</p> <p>E-MAIL: <u>abaca@bdce-lv.com</u>      REF CONTACT ID #: _____</p>

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 163-36-301-001

PROPERTY ADDRESS and/or CROSS STREETS: Jones and Patrick

PROJECT DESCRIPTION: Extension of Time for place of worship

(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.

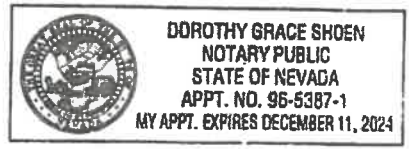
[Signature]  
Property Owner (Signature)\*

Rustam Rookan  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-26-23 (DATE)  
By Rustam Rookan

NOTARY PUBLIC: Dorothy Grace Shoen



\*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.

ET 23-400152



September 22, 2023

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

**Re: SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY  
Justification Letter for Extension of Time – ET21-400056 (UC-18-0955)**

Blue Diamond Civil Engineering, on behalf of our client, is respectfully requesting an Extension of Time for ET21-400056 (UC-18-0955) associated with the above project. The application has had one extension and is requesting approval for another extension of time in order to finalize the pending reviews.

We have been diligently moving forward on this project while overcoming multiple obstacles and delays. The project is currently in its final stages of review with the civil plans and the bonds were recently posted, and are now active on the project. The developer is also actively working towards the building department approvals that will allow construction to begin in the near future.

We are hopeful that this letter justifies the intent of the proposed extension of time. If you should require any additional information please feel free to contact our office.

Sincerely,

**Blue Diamond Civil Engineering**

*Angela Baca*

Angela Baca  
Project Coordinator

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12/19/23 PC AGENDA SHEET

TAVERN  
(TITLE 30)

DESERT INN RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0722-8480 DESERT INN, LLC:

USE PERMIT to reduce the separation from a tavern to a residential use in conjunction with an existing shopping center on a portion of 10.9 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Desert Inn Road, approximately 1100 feet east of Durango Drive within Spring Valley. RM/nai/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-09-412-029 ptn

**USE PERMIT:**

Reduce the separation from a tavern to a residential use to 65 feet where a minimum of 200 feet is required (a 75% reduction).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8416 W. Dessert Inn Road
- Site Acreage: 10.9 (shopping center)/.8 (tavern)
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 39 feet 6 inches
- Square Feet: 5,500
- Parking Required/Provided: 853/1,126 (shopping center)

Site Plans

The plans depict an existing shopping center on 10.9 acres. The proposed tavern is located on a .8 acre portion of the site on the east side of the shopping center. The shopping center has a split zoning of C-2 and R-3, and the proposed tavern is in the C-2 portion. Access into the shopping center is on the south end of the property on Dessert Inn Road and on the west side of the property on Durango Drive. The site has a total of 1,126 parking spaces that is shared with the entire shopping center when 853 spaces are required. The tavern is approximate 5,500 square

feet, 1 story lease space that is proposed to be occupied by a PT's Gold. This will include a restaurant, tavern, and service bar within a developed shopping center. The entrance into the space is facing west. There is a multiple family residential development located behind the Tavern sharing a boundary line with the shopping center on the east side. The tavern has 65 feet of separation from the multiple family development where the requirement is a minimum of 200 feet.

**Landscaping**

No changes are proposed nor required to the existing street landscaping and the existing parking lot landscaping.

**Elevations**

The photos provided show an existing building with a dark brown, light beige, and yellow plaster finish. The building has 2 arched moldings painted light grey with a blue iron detail at the top of the curve. The roof has a brown metal finish with a total height of 39 feet and 6 inches. There are no changes proposed to the exterior of the building.

**Floor Plans**

The floor plan shows a bar in the center of the restaurant with seating around it. There is a kitchen, restrooms, and a separate area with pool tables. There are also 3 other seating areas on the north, south, and west sides of the restaurant.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant wants to place a new PT's Gold on a portion of the existing shopping center in a C-2 zone. PT's Gold includes a restaurant, service bar, and tavern. The applicant is requesting to waive the required 200 feet separation from a tavern to a residential use to 65 feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0824-06	Reduced the separation from a tavern to a residential use - expired	Approved by PC	July 2006
DR-1490-98	Shopping Center	Approved by PC	October 1998
ZC-1270-97	Reclassified the site to C-2 zoning for a shopping center	Approved by BCC	August 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped
South	Open Lands	P-F	Dessert Breeze Park

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-3 & C-2	Shopping center

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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

Staff finds that the proposed restaurant with on-premises consumption of alcohol (tavern) is compatible with the existing uses within the commercial center. Retail and restaurant uses already exist in the center. The proposed use is consistent and compatible with the area and staff finds that the on-premises consumption of alcohol and a reduction in the setback from residential use to the east will have no impact to the neighboring residential development. Staff found a similar application approved in July 2006 by the Planning Commission (UC-0824-06) to reduce the separation from a tavern to 60 feet where 200 feet was required. This application is now expired, and the applicant submitted a new use permit for the same use. There is adequate parking within the shopping center; therefore, staff can support this application.

#### **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 that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has





not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GOLDEN ENTERTAINMENT, INC.**

**CONTACT: MARILYN WHITE, 6595 S. JONES BLVD., LAS VEGAS, NV 89118**

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>VC-23-0722</u> DATE FILED: <u>10/16/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$1075</u>
	<b>PROPERTY OWNER</b> NAME: <u>8480 Desert Inn L.L.C.</u> ADDRESS: <u>8550 W. Desert Inn Road, Ste. 102-888</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-815-6955</u> CELL: _____ E-MAIL: <u>lindal@mcgareycampgroup.com</u>
	<b>APPLICANT</b> NAME: <u>Golden-PT's Desert Breeze 80, LLC dba PT's Gold</u> ADDRESS: <u>6595 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-893-7777</u> CELL: _____ E-MAIL: <u>legalinfo@goldenent.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Marilyn White</u> ADDRESS: <u>6595 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-495-4411</u> CELL: <u>702-235-1301</u> E-MAIL: <u>marilyn.white@goldenent.com</u> REF CONTACT ID #: _____	

**PLANNER COPY**

ASSESSOR'S PARCEL NUMBER(S): see attached commercial lease

PROPERTY ADDRESS and/or CROSS STREETS: Desert Inn Road / Durango Drive

PROJECT DESCRIPTION: Restaurant and Tavern w/ gaming

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

Property Owner (Signature) [Signature] Property Owner (Print) Yunjiao Zhu

STATE OF Massachusetts  
COUNTY OF SUFFOLK

SUBSCRIBED AND SWORN BEFORE ME ON August 1, 2023 (DATE)

By Yunjiao Zhu  
NOTARY PUBLIC: [Signature] - Krasimira Piralkova



\*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.



23-0722

Phyllis A. Gilland  
Senior VP & General Counsel  
6595 S Jones Blvd | Las Vegas, NV 89118  
(702) 495-4446 | goldenent.com  
Phyllis.Gilland@goldenent.com

September 18, 2023

Via In-Person Submission:

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

Re: Justification Letter – Use Permit for Golden-PT’s Desert Breeze 80, LLC dba  
PT’s Gold @ 8416 W. Desert Inn Road, Suite 101, Las Vegas, NV

Dear Sirs:

For continued approval of liquor and gaming operations, Golden-PT’s Desert Breeze 80, LLC (“PT’s”) is applying for the Use Permit for the C-2 zoned property identified above to reduce separation as PT’s is 65 ft. away from residential. The subject address was previously approved in 2006 for similar use (doing business as The Porchlight Grille) in consideration of the established distance from residential use (Reference now-expired permit UC-0824-06). Similarly, a neighboring business on the same parcel located in the building along the street frontage was approved for brew pub operations in 2013.

PT’s operates 24/7 and employs a total of eighteen (18) employees over a 24-hour day including part-time and extra-board staff. This location is one of sixty-five (65) similarly branded taverns in Nevada operating under the managing entity Golden Tavern Group, LLC, all of which provide a casual, upscale environment catering to local patrons offering superior food, craft beer and other alcohol beverages, and are typically limited to 15 slot machines. This tavern with restaurant also includes a service bar. Licensing approvals have been obtained, as required, from the Nevada Gaming Commission, Nevada Department of Taxation, City of Las Vegas, City of North Las Vegas, City of Henderson, City of Reno, Washoe County, and corresponding local health regulatory and law enforcement agencies.

PT locations continue to operate successfully throughout the state and in harmony with existing surrounding land uses and existing landscaping will not be changed. Regarding the subject location, the property owner entered into the current lease agreement under the belief that this business model would again operate in the same manner as all other PTs resulting in positive economic and consumer benefits to neighboring businesses and residents.



23-0722

Phyllis A. Gilland  
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[Phyllis.Gilland@goldenent.com](mailto:Phyllis.Gilland@goldenent.com)

We greatly appreciate your consideration regarding this matter. If you have any questions or require additional information, please do not hesitate to contact me or Marilyn White, Director of Compliance at (702) 495-4411 or [marilyn.white@goldenent.com](mailto:marilyn.white@goldenent.com). Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Phyllis A. Gilland".

Phyllis A. Gilland  
Senior Vice President & General Counsel

Enclosures

PG:mw





12/19/23 PC AGENDA SHEET

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SUPPER CLUB  
(TITLE 30)

JONES BLVD/CHEROKEE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0736-CHOUL, LLC:

**USE PERMITS** for the following: 1) on-premises consumption of alcohol (supper club), and 2) reduce the separation from a proposed supper club to a residential use.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with a proposed supper club within an existing commercial center on a portion of 2.4 acres in a C-1 (Local Business) and C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/tpd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-13-215-002 ptn

**USE PERMITS:**

1. Permit an on-premises consumption of alcohol (supper club) in a C-1 Zone.
2. Reduce the separation from a supper club to a residential use to 49 feet where a minimum of 200 feet is required per Table 30.44-1 (a 75.5% reduction).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the number of parking spaces to 150 where 204 are required per Table 30.60-1 (a 26% reduction).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3650 S. Jones Boulevard
- Site Acreage: 2.4 (portion)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,561
- Parking Required/Provided: 204/150 (entire site)

### Site Plan

The supper club is located within a large commercial center. The complex contains 2 in-line buildings, with a smog station and water stand located on the southwest corner of the site, directly east of Jones Boulevard. The supper club is in the southernmost in-line retail building, and is split zoned C-1 and C-2. The supper club is set back 49 feet from the residential properties to the east. Access to the site is provided by 3 existing driveways, 2 are from Jones Boulevard to the west, while 1 is from Cherokee Avenue to the north. The subject building shares parking and access with the remaining commercial center.

### Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

### Elevations

The existing in-line building is single story and includes painted stucco with curved decorative column details, and pitched concrete tiled roof. No changes to the exterior of the building are required or proposed with this request.

### Floor Plans

The plans depict a 3,561 square foot lease space that will consist of a bar area, karaoke rooms, kitchen, and restrooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The proposed use will be on a site that has had numerous applications approved for the same request. The karaoke will not be discernable from the outside and would not impact pedestrians who are travelling outside of this complex.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-21-400020 (UC-20-0231)	Review of a supper club with a hookah lounge and a reduced separation to a residential use	Approved by PC	April 2021
UC-20-0231	Supper club with a hookah lounge and a reduced separation to a residential use	Approved by PC	July 2020
UC-19-0801	Supper club with a hookah lounge and a reduced separation to a residential use	Withdrawn at BCC	January 2020
UC-0513-16	Service bar	Approved by PC	September 2016
UC-0588-15	Supper club and hookah lounge - expired	Approved by PC	October 2015
UC-0389-13	Secondhand sales	Approved by PC	August 2013



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0265-08	Supper club and reduced separation from a residential use	Approved by PC	May 2008
UC-0139-08	Banquet facility - expired	Approved by PC	March 2008
UC-1788-05	Service bar	Approved by PC	December 2005
UC-0779-02	Service bar	Approved by PC	July 2002
ZC-0288-99	Reclassified a portion of the commercial center to C-2 zoning	Approved by BCC	May 1999

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Use Permits

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

Staff finds that the proposed restaurant with on-premises consumption of alcohol (supper club) is compatible with the existing uses within the commercial center. Retail and restaurant uses already exist in the center without any reported issues. The proposed use is consistent and compatible with the area and staff finds that the on-premises consumption of alcohol and a reduction in the setback from residential use to the east will have no impact to the neighboring residential development. Lastly, there is no outside dining proposed with this request; therefore, staff can support the request.

### Waiver of Development Standards

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

Staff finds that the provided parking calculation indicates 3 of the business are currently out of business. Additionally, the aerial photos at different times do not indicate that there is a shortage of parking in this shopping center. For these reasons, staff can support this request with a condition to review the parking in 1 year.

### **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**

- 1 year to review the parking.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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**

- 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:** SSA ARCHITECTURE

**CONTACT:** SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV  
89117

DRAFT



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12/19/23 PC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

FORT APACHE RD/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0742-FT APACHE SUNSET 18, LLC:**

**USE PERMIT** for a minor training facility in conjunction with a dental office within an existing office complex on 4.5 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/dd/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-05-227-002 through 176-05-227-007

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary:**

- Site Address: 6740 S. Fort Apache Road
- Site Acreage: 4.5
- Project Type: Minor training facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,131 (Building F)/49,452 (total)
- Parking Required/Provided: 205/220

**Site Plans**

The plans depict an existing office complex consisting of 6 buildings with parking shown around the perimeter of the site. The proposed minor training facility (dental assistant school) is located within Building F, on APN 176-05-227-007, on the eastern portion of the site. The dentist office is open to patients from Monday through Thursday, and the dental assistant school will only operate on Tuesday evenings after the business has been closed to the public. There are 220 parking spaces available on site where 205 are required. Access to the site is from both Fort Apache Road and Martin Avenue.

Landscaping

Landscaping exists on the perimeter of the side and within the parking area. No additional landscaping is proposed or required with this application.

Elevations

Each office building consists of painted stucco, parapet walls along the roofline at various heights up to 24 feet, and store front window systems. No changes to the elevations are proposed or required with this application.

Floor Plans

The floor plans depict a dental office with multiple patient rooms and various related office facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the dentist office is open to patients from Monday through Thursday, and that the dental assistant school would only operate on Tuesday evenings after the business has been closed to the public. Additionally, the applicant states that the maximum number of students and staff in the building at 1 time would be 19 people total.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-22-0301	Comprehensive sign plan	Denied by BCC	July 2022
UC-21-0531	Health club and personal services	Approved by PC	November 2021
WC-21-400100 (Nzc-20-0057)	Waived the condition requiring an 8 foot high wall adjacent to the residential development to the east	Approved by BCC	August 2021
Nzc-20-0057	Reclassified this site to C-P zoning for an office complex	Approved by BCC	May 2020
TM-20-500017	1 lot commercial subdivision	Approved by BCC	May 2020
VS-20-0060	Vacated and abandoned easements	Approved by BCC	May 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Mini-storage facility
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Shopping center, convenience store, & gasoline station
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Neighborhood Commercial	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff has no objection to the operation of a dental assistant school at this location. The dentist office that currently exists in the building should be an adequate facility for instruction. The school will only function after business hours, so it will not result in a parking shortage. Staff finds the use is compatible with the office uses within the office complex, and it will not adversely impact the surrounding uses, including the residential development to the east. For these reasons, 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**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:** NEXT LEVEL DENTAL ASSISTING  
**CONTACT:** NEXT LEVEL DENTAL ASSISTING, 6740 S. FORT APACHE RD, #110, LAS VEGAS, NV 89148

**DRAFT**



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12/19/23 PC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0723-BRISTOW JAMES:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce a rear setback in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located 450 feet south of Mesa Vista Avenue and 150 feet east of Mann Street within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

**APN:**  
163-26-713-021

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the rear yard setback for an addition (garage, hobby room, and gym) to an existing principal structure to 5 feet where a minimum of 30 feet is required per Table 30.40-1 (an 83% reduction).

**LAND USE PLAN:**  
SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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

**General Summary**

- Site Address: 5490 Manteca Circle
- Site Acreage: 0.6
- Project Type: Addition to existing single family home
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 1,344 (new garage/gym/hobby)
- Parking Required/Provided: 2/7+

Site Plan

The site plan depicts an existing single family residential home on 0.6 acres at the end of Manteca Street, a cul-de-sac street. The new addition will have a setback of just over 5 feet to the rear (south) property line. A 10 foot wide private drainage easement is shown on the subdivision map along the rear property line. A small shed at the southwest corner of the house will be removed for this construction.

Landscaping

Landscaping is existing on the property and not a part of this request.

Elevations

The elevations depict a new garage addition at the southwest corner of the existing single family home. The addition will include stucco siding and decorative honed face CMU block façade accent on the west and south sides of the addition. Nine small horizontal windows are located 5 feet above the grade along the west and south sides of the addition, with decorative exterior lighting at 6 feet on the wall near the west side door. The roof materials will match the existing home. The north elevation shows 2 garage doors, a continuance of the roofline architecture, and stucco siding with honed faced CMU block façade.

Floor Plans

The existing home has a 3,211 square foot footprint, 732 square foot attached garage, and multiple patios and porches. The new attached garage will have 1,035 square feet of area, with the attached hobby room being 139 square feet, and the attached gym at 170 square feet. The total area of all 3 new addition areas will be 1,344 square feet. There are numerous patios, covered entries, and detached patio areas not included in the footprint of the home.

Applicant's Justification

The applicant is requesting to build an addition to the existing home to accommodate the needs of family members for additional space that includes the garage, gym, and hobby room. The building materials, colors, and architecture will match the existing home and the height of the structure will not exceed the existing height of the home.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Low-Intensity Suburban Neighborhood (up to 5du/ac)	R-E	Single family residential
South	Low-Intensity Suburban Neighborhood (up to 5du/ac)	R-E	Undeveloped

**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**

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 of the area adjacent to the subject property will not be affected in a substantially adverse manner as a result of the construction of the addition; 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.

Staff does not understand why the addition is not proposed farther north to the point at which it would be exactly 10 feet from the side (west) property line. This would increase the rear setback to be approximately more than 10 feet from the rear (south) property line, creating less of a

concern for staff with the proximity of the addition to the property to the south. It would also accommodate the existing drainage easement and not require revisions to the private easement as requested by Public Works. Staff recommends adjusting the footprint of the addition as far north as possible while still meeting the 10 foot side setback. Staff supports the resulting setback to the rear property line.

**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**

- Build the addition as far north as possible while maintaining a 10 foot side setback.
- 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**

- New drainage easement to be dedicated before vertical construction and relinquishment of existing drainage easement.

**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:** MALLORY SAVAGE

**CONTACT:** DOUG PURVIS, 2545 QUAIL WOOD CT., HENDERSON, NV 89074

