



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

March 12, 2024

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 Secretary Name at Secretary's Phone Number.
 - 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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@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, Invocation, 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 February 27, 2024. (For possible action)
- IV. Approval of the Agenda for March 12, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
New Title 30 virtual session at <https://www.transformclarkcounty.com>, open to the public on April 9th, at 9:30 a.m.
- VI. Planning and Zoning
 - 1. **UC-24-0027-ZAD INVESTMENT, LLC:**
USE PERMIT for an urgent care facility on 1.9 acres in a CG (Commercial General) Zone and the AE-60 Maryland Parkway Overlay (MPO) District. Generally located on the west side of Maryland Parkway, 830 feet south of Vegas Valley Drive within Winchester. TS/rr/ng (For possible action)
04/02/24 PC
- VII. General Business
- 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: March 26, 2024.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0027-ZAD INVESTMENT, LLC:

USE PERMIT for an urgent care facility on 1.9 acres in a CG (Commercial General) Zone and the AE-60 Maryland Parkway Overlay (MPO) District.

Generally located on the west side of Maryland Parkway, 830 feet south of Vegas Valley Drive within Winchester. TS/rr/ng (For possible action)

RELATED INFORMATION:

APN:

162-10-703-007 through 162-10-703-009

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3061 S. Maryland Parkway
- Site Acreage: 1.9
- Project Type: Urgent care facility
- Number of Stories: 2 (overall buildings)
- Building Height (feet): 30 (overall buildings)
- Square Feet: 26,519 (3061 S. Maryland Parkway)/19,546 (3059 S. Maryland Parkway)
- Parking Required/Provided: 118/238

Site Plan

The plans depict a 2 story office building at 3059 South Maryland Parkway on the north side of the site on APN 162-10-703-007. A second 2 story office building at 3061 South Maryland Parkway is located on the south side of the site on APN 162-10-703-009. The proposed urgent care center will be located in a suite on the second floor of this office building. An existing 3 story parking garage is attached to the west side of this building. There is an existing surface parking area located between the 2 buildings which is accessed from a driveway on Maryland Parkway. The drive aisle provides access to the parking garage as well as surface parking located to the north and west of the garage on APN 162-10-703-008. Existing office uses within both buildings share all parking on-site. No changes to the site are proposed.

Landscaping

The plans and photos depict existing landscaping located along the street frontage on Maryland Parkway consisting of various Palm trees and shrubs. A few additional trees are located near the

building entrances in the interior of the property. No changes to the existing landscape are proposed.

Elevations

The plans depict an existing 30 foot tall 2 story office building located at 3061 South Maryland Parkway with a 3 story parking garage to the rear of the building. The main building entrance is located near the northwest corner of the building. No changes to the exterior of the building are proposed.

Floor Plans

The plans depict a 2,500 square foot suite on the second floor for the proposed urgent care center. The suite includes a reception area, front office, business office, 6 exam rooms, a nurse’s station, and 2 restrooms. Access to the second floor is provided by way of an existing elevator and a stairwell. The plans indicate that there is no proposed construction.

Applicant’s Justification

The applicant states the proposed urgent care facility is compatible with the surrounding uses and the intent of the CG zone. An urgent care facility provides a needed health care service to the community and is in line with the other medical uses in the area including Sunrise Hospital which located across the street. The special use permit requires an urgent care center to be accessed from an arterial or collector street or a commercial complex. The location meets these requirements. The site plan and design are consistent with the development standards within Title 30 and no changes are proposed to the design of the building, tenant space, or site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0561-01	Second floor addition to existing building and a 3 story parking garage	Approved by PC	June 2001
DR-2001-99	Addition to existing retail building (did not include APN 162-10-703-009)	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (MPO)	Hotel
South	Corridor Mixed-Use	CG (AE-60) (MPO)	Restaurant & offices
East	Corridor Mixed-Use	CG (AE-60) (MPO)	Sunrise Hospital & Medical Center
West	Compact Neighborhood	RM32	Condominium development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed urgent care facility appears to be compatible with the CG zone which is intended to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The site is located within the Maryland Parkway Overlay District (MPO); however, no modifications to the existing development is proposed in association with the urgent care center. The location is accessed from an arterial street, Maryland Parkway, and is near other medical offices as well as Sunrise Hospital which is located on the east side of the street. Parking is more than adequate to serve the proposed use as well as existing uses on the site which share the parking areas. It does not appear that the proposed use will have any adverse effects on the surrounding properties nor impose an undue burden on the existing infrastructure. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Regional Transportation Commission (RTC) and to dedicate any necessary right-of-way and easements for the Maryland BRT project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: IZ DESIGN STUDIO

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117

DRAFT



Department of Comprehensive Planning Application Form

PLANNER
COPY

ASSESSOR PARCEL #(s): 162-10-703-009/162-10-703-008/162-10-703-007

PROPERTY ADDRESS/ CROSS STREETS: 3061 S Maryland Parkway

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for an Urgent Care Facility within an existing medical use building.

PROPERTY OWNER INFORMATION

NAME: ZAD INVESTMENT LLC
 ADDRESS: 9595 WILSHIRE BLVD., SUITE 708
 CITY: BEVERLY HILLS STATE: CA ZIP CODE: 90212
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

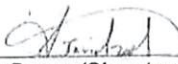
NAME: OFFICIUM HEALTH
 ADDRESS: 3061 S MARYLAND PKWY, SUITE 202
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 760-972-6060 EMAIL: _____

CORRESPONDENT INFORMATION

NAME: IZ DESIGN STUDIO
 ADDRESS: 7229 W SAHARA AVE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89117 REF CONTACT ID # 215357
 TELEPHONE: 702-441-0026 CELL 702-327-1754 EMAIL: PLANREVIEWS@IZDESIGNSTUDIO.COM

*Correspondent will receive all project communication

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



 Property Owner (Signature)*

Nejatollah Jarvidzad

 Property Owner (Print)

1/25/24

 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0027

ACCEPTED BY tpd

PC MEETING DATE 04/02/2024

DATE 1/31/24

BCC MEETING DATE _____

TAB/CAC LOCATION Winchester

DATE 05/12/2024

\$1,000.00 _____

UC-24-0027
32



January 31, 2024

Attn: Planner, Clark County Planning
Re: Officium Health Urgent Care - Special Use Permit, APN: 162-10-703-009

**PLANNER
COPY**

To Whom It May Concern:

Officium Health is a company that provides high-quality and affordable health care services to the community. We are seeking a Special Use Permit (SUP) to operate an urgent care facility at 3061 S Maryland Parkway, which is located in a Commercial General (CG) zone per section 30.03.05 (c).

Land Use Compatibility

The proposed urgent care facility is compatible with the surrounding land uses and the intent of the CG zone. The CG zone is intended to accommodate a wide range of commercial uses that serve the needs of the general public, such as retail, office, and service uses. An urgent care facility is in line with the other medical uses in the area including sunrise Hospital which is located across the street. Per the requirements set forth in Title 30, Urgent Care requires a special use permit in all zones and shall be accessed from an arterial or collector street or a commercial complex. Our location meets this requirement.

Site Plan and Design

The site plan and design of the existing building which will house the proposed urgent care facility are consistent with the development standards within Title 30. We are not proposing any changes to the design of the building, tenant space, or site. The site plan shows the location of the building, parking, landscaping, lighting, signage, and access points.

Conclusion

We respectfully request that the the Special Use Permit for the proposed urgent care facility at 3061 S Maryland Parkway be approved. The facility will provide a needed health care service to the community, and will be compatible with the surrounding land uses and the CG zone. The facility will also comply with the development standards and design guidelines of the CG zone and the Title 30 of the Clark County Code. We appreciate your consideration of our proposal and look forward to hearing from you.

Thank you for your time in reviewing our proposed application. Please reach out to me via email: zach@izdesignstudio.com or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,

Zach Broyles, Principal, IZ design studio